

JEPOA 12/14/2024 Board Meeting Minutes

Location: 1028 Julian Estates Road

Participants:

Board Members Present: Jim McNally, Steve Spooner

Officers: Liz Linch (President), Marianne Rochester (Treasurer), Karen Wolfred (Secretary)

JEPOA Members: Rick Coates, Nick Szeverenyi

1. Meeting called to order at 10:15 AM. Quorum with 2 Board Members present. Marianne asked for the following addition to the agenda: location of dumpsters and recycle bins. This will be added to New Business.
2. September 21, 2024 Meeting Minutes
Motion to approve minutes as presented (Steve Spooner), motion seconded (Jim McNally), minutes as presented were approved unanimously with no additional discussion.
3. Treasurer's Report
Marianne presented the Profit and Loss Statement (7/1/2024 – 12/1/2024) and Balance Sheet (as of 12/1/2024), copies attached. Key points:
 - Areas of typical highest annual expenditures include the roads (repair, snow removal, etc.) and legal fees which varies depending on need.
 - Marianne recommended evaluating shifting some of the cash balance into higher interest yielding accounts. On average, JEPOA's annual spend is approximately \$25,000. We currently have \$62k+ in the City National Bank (CNB) checking account as well as \$17k+ in a CNB Money Market account. Mariane will contact CNB to determine how much money needs to remain in the low interest account. She will then transfer the remaining to City National Securities (brokerage account) for higher interest returns in money market, CD or treasury investments. She will maintain \$50,000 in liquid form in the brokerage account.
 - Annual assessments for 2024/2025 were due September 1st. To date 2 lots have not paid (including APN 292-141-17-00). Marianne has sent four email reminders and one text to each of the lot owners. Last year JEPOA contracted with the firm of Witkin & Neal to assist in placing a lien on the property in arrears. This process worked very well and the arrears and all associated costs were paid. Motion to send a formal letter via certified mail to property owners in arrears informing them that they have 30 days to pay in full, including late fees, or the JEPOA will contract with the collection agency of Witkin & Neal to initiate lien proceedings for collection of annual assessment and any costs associated with this action (APN 292-141-17-00). Motion made (Steve Spooner), seconded (Jim McNally), approved unanimously.
4. Committee Updates
 - a. Road Committee and Roadside Maintenance
Jim reported that the Road Committee purchased some asphalt patch and sealer materials and supplies to address a few places that needed spot or more significant repair. In addition, there appears to be some cracks developing in the cape seal on roads that did not receive new (SDGE funded) asphalt. Jim

recommended that the JEPOA road consultant, Monty Wilde, be contacted to discuss the cracking issue. The Slurry Seal Contractor is expected to return for a day to address some larger areas needing repair (most likely in the spring).

Rick identified another product which may be useful for deeper cracks.

Jim suggested looking for a street sweeper contractor to come out to clear the roads a few times a year.

Rick reported that the storm drains have been cleared. Marianne should be receiving an outstanding invoice from Jessie Cruz for work done earlier in the year.

Rick reported that the CES representative came out yesterday (December 13) and the remotes for and key pad at the main gate off Highway 79 should be working. Jim suggested that in 2025 we ask CES for a cost estimate to replace the remote antenna to one that has more range and has up to date electronics.

Marianne reported that we have now received 5 remotes cost of which is \$32 each (including shipping charges). The remotes have already been programmed for the gate. Liz will take the remotes and follow-up with the requesting parties.

b. Fire / Fuel Break / Safety Committee

Nick followed up with Angelica Sandoval regarding the new fire ring on Lot 26.

Nick and Marianne remarked the property corners following completion of the road work

c. Website

Nick reported that the website continues to be expanded with new documents and information being added.

5. Continued Action Items

a. Insurance Claim re Gate

Marianne reported that the JEPOA Insurance Company is currently looking into the possible claim but no new information is available at this time.

b. Clarification of Emergency Rule Prohibiting Outdoor Fires

Liz requested the Board consider clarifying and / or amending the Emergency Rule Prohibiting Outdoor Fires. Use of alternative outdoor fire sources (such as a controlled propane fueled system) and settings (area specifically designed for this type of activity using proper ground surface and located with no nearby vegetation) were discussed. Other issues regarding how to allow such uses while still maintaining fire safety and requiring a formal inspection process through CalFire or a private party entity to approve design and installation of area and systems was also discussed.

Next steps: Jim will contact JEPOA attorney to determine if a variance could be requested of the current Emergency Rule Prohibiting Outdoor Fires. Liz will research possible outside licensed entities who could review and certify safe fire pit design and installation. This will be addressed at the next Board Meeting.

c. Hillside Erosion Mitigation Options

Possible measures to reduce continued erosion and minimize debris on the road were discussed including fencing along edge of hillside along Julian Estates Road, planting on bare hillsides, and periodic street sweeping. Jim volunteered to look into the feasibility of contracting with a street sweeping service and report back at the next Board Meeting.

d. Julian Estates Daffodil Planting

Over 200 daffodil bulbs were planted along the road in JE. Another 100+ will be planted today up at the main gate entrance to JE at Highway 79.

6. New Business

a. Dumpster and Recycle Bin Locations

Marianne and Nick voiced concern that the dumpsters and recycle bins are unsightly and questioned if there were ways in which to locate, screen or otherwise address garbage and recycle collection and disposal. Prior to the road construction, it seemed that there were fewer dumpsters and recycle containers along the main road. Jim explained that several dumpsters were relocated to allow proper curing of the new road overlays. It was also mentioned that there are no 'common' areas within Julian Estates where dumpsters and bins could be placed. Marianne and Nick will contact Ramona Disposal regarding possible screening options. This item will be further addressed at the next Board Meeting.

7. Other Discussion

Jim spoke to the continued speeding of some vehicles on the JE roads and concern for community safety. Steve mentioned that his church school purchased a solar powered sign alerting drivers when speeding; Steve will find out the cost and specifics. Liz will send out a reminder email to JEPOA owners reminding them of the speed limit, concern for safety, and request that they share this information with tenants, visitors and contractors.

8. Next Board Meeting: March 22, 2025 at 10 AM at Nick and Marianne's -1028 Julian Estates Road.

9. Adjournment: Meeting adjourned at 12 noon.