

Julian Estates Property Owners Association (JEPOA)

July 26, 2025 Annual Meeting Minutes

Location: Julian Town Hall, Downstairs Meeting Room

Conducting the meeting: Elizabeth (Liz) Linch, Outgoing President

1. Meeting Called to Order at 10:07 AM

- a. Those in attendance honored Mike Edinger, JEPOA former president, neighbor and friend.
- b. Owner self-introductions were made. In attendance were:
Liz Linch (Lot 1), Nick Szeverenyi and Marianne Rochester (Lot 12), Jim McNally and Karen Wolfred (Lot 16), Eric Raimo (Lot 20), Rick Coates (Lot 17/18/19), Mark Sayed (Lot 34), Sandra Sladkey (Lot 5), Tom Spooner (Lot 15), Bob Dighello and Barbara Fryer (Lot 39), Mary Lou Jones (Lot 11), Joe Vehabzadeh (Lot 2), Luis Sandoval and Angelica Hirojos (Lot 26/27), Joe Cottingham (Lot 6), Margarito and Cathy Beltran (Lot 38), Cara Steele (Lot 31)
- c. The June 7, 2025 Board Meeting Minutes (previously approved via email) can be found on the JEPOA website.

2. Treasurer's Report (Marianne Rochester)

- a. Marianne presented the following JEPOA financial reports: Balance Sheet (as of 6/30/2025), Profit and Loss (7/1/24-6/30/25), and the Profit and Loss Comparison (7/24 – 7/25), and the JEPOA Budget for FY2025/2026. A 20% inflation factor was included in the 2025/26 Budget expenses.
- b. JEPOA will be transferring its bank account from Community Valley Bank to CHASE Bank. Once completed, Marianne will send out an email to Owners informing them of the new bank information and ability to pay our annual assessment dues by Zelle.
- c. California regulations (Davis-Sterling Act) require home / property owner associations to conduct certain due diligence for oversight of funds and financial assets. Therefore, JEPOA is required to do the following:
 - i. Conduct an audit if annual income is greater than \$75,000. With the increase in annual assessment dues, JEPOA exceeded that threshold last fiscal year and therefore will be completing an audit.
 - ii. Prepare an Annual Budget Report and Policy Statement. This was completed, approved by the Board at the 6/7/2025 Board Meeting, and placed on the JEPOA website in the Owners' Documents folder. A Reserve Study is included in this report which highlights JEPOA's assets – mainly our roads and main gate. Full replacement of all roads is estimated to cost \$2.2 million. Given that the JE roads are lightly traveled, that a significant portion of our roads have been fully replaced through the SDGE trenching project, the Reserve Study assumes a 30-year life-span thereby calculating the need to reserve \$70k per year over 30 years for full replacement.
- d. Our annual POA fees are \$2500 per lot due September 1, 2025.

3. Committee Updates

- a. **Road Committee and Roadside Maintenance** (Jim McNally and Rick Coates)
Jim gave an overview on current road activities and projected future needs. Our roads are our most valuable community asset with approximately 90% of our annual dues being accumulated for road maintenance and eventual replacement. Through

the SDGE trenching project, approximately half of the JE roads were replaced with new roads and are estimated to have a lifespan of 20+ years. The other roads not affected by the SDGE trenching (W Incense Cedar, Keene Court, Wild Rose, Toyon Mountain Lane) are projected to need replacing in 8-10 years. Therefore, we don't anticipate major road work for 7-10 years. However, we will need to do periodic maintenance annually to maximize the roads' lifespan. This year's maintenance work cost approximately \$5000.

Rick has been in charge of roadside and gate maintenance. Rick reported that the main gate off Highway 79 is now working well following recent maintenance. Owners should contact Rick if they continue to have issues with their gate remotes. New updated remotes can be purchased for \$35 each.

Regarding our snow removal contract, Rick confirmed that there were no issues with service last season. He reported that all storm drain grates have been cleared of debris and the road surfaces recently steam cleaned and swept.

b. Fire / Fuel Break / Safety Committee (Nick Szeverenyi)

Nick reported that lot corners were marked (green dots on the road) to identify property boundaries and to help identify the lot number where potentially problem trees or related issues are located. Dead trees are a concern as they could fall and block the road and affect emergency exit access. Steve Spooner is working with Whispering Winds to address a dead tree.

Last year JE was able to use the SDGE subsidized program to remove brush up to 20 feet along our roads. Nick and Mary Lou spoke about the Julian Fire Safe Council's program to address defensible space up to 50 feet around a home / dwelling. Mary Lou reported on the free chipping service provided by the Fire Safe Council. Information on these programs will be provided on the JEPOA website. The Julian Fire Safe Council website is: <https://www.bc-ct.org/jfsc>.

Nick and others spoke of our key fire safety issues / protocol:

- JE is in a high-risk fire area. JEPOA policy states that there are to be no outdoor fires on the property, unless it is a fireplace attached to the home.
- Be careful when removing ash. Make sure there are no hot coals that could ignite. Use proper containers for storage / disposal.
- Familiarize yourselves with our three emergency exits (maps and information is on the JEPOA website). All emergency exit gate locks can be opened with "8888", are marked "Julian Estates", and may be daisy chained with another lock.
- Keep your trees and brush trimmed to ensure fire truck and emergency vehicle access.

c. Website (Nick Szeverenyi)

Nick provided a real-time demonstration of the JEPOA website which is www.JEPOA.org. The JEPOA Documents link holds three main folders titled Owners, Board Members, and Realtors. These folders are password protected to allow limited access and confidentiality. The "Owners" folder password is "JulianPie9236". Please do not share the password with non-owners. Our goal is to have information such as our meeting minutes, financial reports, CCRs, Bylaws,

policies, and other notifications available to owners on this site, easily accessible and timely.

4. General Items

- a. Owner Data Sheet – Karen requested that owners make sure to keep their contact information current. Most communication is sent out via email and according to our bylaws and agreement, email is the primary method for communication of JEPOA business. An updated Owner Data Sheet is posted on the JEPOA website.
- b. Call for Volunteers - Jim requested that folks consider volunteering to assist with the Road and Fire/Fuel Break/Safety committees. At this point, most of the committee activity involves monitoring activities and contacting contractors/vendors as needed. A sign-up sheet was circulated (see attached) and the committee leads will contact individuals that indicated interest in joining a committee.
- c. Rattlesnake Season and Sightings – Several owners described rattlesnake sightings this year on their property, in the brush and on the roads. Recently, a person within JE required hospitalization after being bitten by a juvenile rattlesnake. It's recommended to use caution in the warmer months, especially regarding children or when working or walking in brush or hiking.

5. Election Results (Sandra Sladkey, JEPOA Inspector of Elections) A quorum of ballots was counted on July 16th by Margarito Beltran and Jim McNally. Our Board of Directors and Officers are as follows:

- The two Board of Director 2-year terms (2025-2027): Charlie Linch and Nick Szeverenyi. (The third director seat is held by Steve Spooner whose two-year term goes another year.)
- Our Officer terms are for one year only (2025-2026) are: Eric Raimo - President, Marianne Rochester - Treasurer, and Karen Wolfred - Secretary

The election results became effective immediately upon confirmation on 7/16/2025.

6. Other Discussion / Items from the Floor

- a. Luis and Angelica Sandoval requested that the Board and JE Owners consider revising the CCR's to change the minimum property rental period from 30 days to 7 days. This will be added as an agenda item for the next JEPOA Board Meeting on September 27th.
- b. Mary Lou requested that property owners are reminded of the 20-mph speed limit and the need to stay on the correct side of the road.
- c. Karen informed the group that Valerie Eddy, tenant in JE, asked to share information on her services as mediator and specialist for California Fair Plan and fire insurance. Interested parties should contact Valerie to learn more (www.PeaceOffers.com).

7. Next Board Meeting – September 27, 2025 at 1028 Julian Estates Road (Marianne and Nick's home). Reminder – all property owners are welcome to attend. *With advanced notice, participation by phone might be possible. Please contact JEPOA Secretary in advance to learn if this is an option for the meeting.*

8. Meeting Adjourned at 12 noon.

Balance Sheet

Julian Estates Property Owner's Association

As of June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
CNB - Brokerage (4301)	205,403.44
CNB - Checking	18,973.33
CNB - Money Market	5,065.20
Community Valley Bank Savings	5,019.70
Total for Bank Accounts	\$234,461.67
Accounts Receivable	
Other Current Assets	
Total for Current Assets	\$234,461.67
Fixed Assets	
Gate System- (Purch. 2000)	6,885.00
Total for Fixed Assets	\$6,885.00
Other Assets	
Total for Assets	\$241,346.67
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Credit Cards	
Other Current Liabilities	
Total for Current Liabilities	0
Long-term Liabilities	
Total for Liabilities	0
Equity	
Unrestricted Net Assets	383,813.69
Net Income	-141,583.59
Current Year Increase(Decrease)	
Fund Balance - Begin. OF YR.	
Opening Balance Equity	-883.43
Total for Equity	\$241,346.67
Total for Liabilities and Equity	\$241,346.67

Profit and Loss

Julian Estates Property Owner's Association

July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assoc Assessment	0
2024-2025 Assessment	102,125.00
Total for Assoc Assessment	\$102,125.00
Federal Tax Refund	6.15
Interest Income	211.92
Investments	0
Interest-Savings, Short-term CD	6,858.49
Total for Investments	\$6,858.49
Miscellaneous Revenue	210.00
Payment Penalty	500.00
Transfer fee	50.00
Total for Income	\$109,961.56
Cost of Goods Sold	
Gross Profit	\$109,961.56
Expenses	
Accounting Fees	415.00
Accounting/Tax Preparation Fees	1,765.00
Bank Service Charge	130.00
Books, Subscriptions, Reference	525.59
Insurance - Liability, D and O	975.00
Legal	0
Legal fees - Collection Work	1,545.00
Legal Fees - General	2,205.00
Legal Fees-Paving	2,365.00
Total for Legal	\$6,115.00
Main Gate Maintenance	326.00
Main Gate Repair	622.00
Operations	566.38
Other Costs	0
Office/General Administrative Expenses	142.81
Total for Other Costs	\$142.81
Other Types of Expenses	3,083.80
Postage, Mailing Service	236.02
Road Repair Project	\$218,179.88
Road-consulting	10,450.00
Road repair-repair	120.00
Total for Road Repair Project	\$228,749.88

Profit and Loss

Julian Estates Property Owner's Association

July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Taxes	0
California Income Tax	824.67
CA S1-100 Filing Fee	35.00
IRS Tax amount	3,613.00
Total for Taxes	\$4,472.67
Weed Control & Abatement	3,420.00
Total for Expenses	\$251,545.15
Net Operating Income	-\$141,583.59
Other Income	
Other Expenses	
Net Other Income	0
Net Income	-\$141,583.59

Profit and Loss Comparison

Julian Estates Property Owner's Association

July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	JUL 1 2024 - JUN 30 2025	JUL 1 2023 - JUN 30 2024 (PY)
Income		
Assoc Assessment	0	0
2024-2025 Assessment	102,125.00	625.00
2022/2023 Assessment		1,250.00
2023-2024 Assessment		50,625.00
Total for Assoc Assessment	\$102,125.00	\$52,500.00
Federal Tax Refund	6.15	
Interest Income	211.92	474.89
Investments	0	0
Interest-Savings, Short-term CD	6,858.49	12,341.74
Total for Investments	\$6,858.49	\$12,341.74
Miscellaneous Revenue	210.00	30.00
Payment Penalty	500.00	528.28
Transfer fee	50.00	
Document Prep Fee		550.00
Total for Income	\$109,961.56	\$66,424.91
Cost of Goods Sold		
Gross Profit	\$109,961.56	\$66,424.91
Expenses		
Accounting Fees	415.00	360.00
Accounting/Tax Preparation Fees	1,765.00	1,075.00
Bank Service Charge	130.00	120.00
Books, Subscriptions, Reference	525.59	
Insurance - Liability, D and O	975.00	
Legal	0	0
Legal fees - Collection Work	1,545.00	
Legal Fees - General	2,205.00	2,100.00
Legal Fees-Paving	2,365.00	1,860.00
Legal Fees-Election		1,100.00
Legal--SDGE		4,240.00
Total for Legal	\$6,115.00	\$9,300.00
Main Gate Maintenance	326.00	490.00
Main Gate Repair	622.00	
Operations	566.38	
Other Costs	0	0
Office/General Administrative Expenses	142.81	242.82
Total for Other Costs	\$142.81	\$242.82
Other Types of Expenses	3,083.80	

Profit and Loss Comparison

Julian Estates Property Owner's Association

July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	JUL 1 2024 - JUN 30 2025	JUL 1 2023 - JUN 30 2024 (PY)
Postage, Mailing Service	236.02	188.00
Road Repair Project	\$218,179.88	\$1,220.00
Road-consulting	10,450.00	
Road repair-repair	120.00	
Total for Road Repair Project	\$228,749.88	\$1,220.00
Taxes	0	0
California Income Tax	824.67	1,840.00
CA S1-100 Filing Fee	35.00	
IRS Tax amount	3,613.00	4,661.00
CA Form S1-CID Filing Fee		40.00
Total for Taxes	\$4,472.67	\$6,541.00
Weed Control & Abatement	3,420.00	
Insurance - Dir & Officer Liab		979.00
Insurance - General Liability		1,753.00
Postage & Office Supplies		142.48
Road Maintenance		3,285.00
Snow Plowing		450.00
Total for Expenses	\$251,545.15	\$26,146.30
Net Operating Income	-\$141,583.59	\$40,278.61
Other Income		
Other Expenses		
Net Other Income	0	0
Net Income	-\$141,583.59	\$40,278.61

JEPOA BUDGET 2025-2026

Assessment \$2500/lot

	Actual 2024-2025	Budget July 1 2025- June 30 2026
Assoc Assessment	\$99,000	\$102,500
Document Prep Fee (Estimated)	\$50	\$200
Interest Income (Estimated)	\$6,800	\$6,000
Payment Penalty	\$500	\$0
Miscellaneous nonrecurring income	\$210	\$0
TOTAL INCOME	\$106,560	\$108,700
Accounting/Tax Preparation Fees	\$2,180	\$2,500
Bank Service Charge	\$120	\$120
California Form 199 Filing Fee	\$35	\$40
California Income Tax	\$825	\$1,050
Insurance - Dir & Officer Liab	\$975	\$1,000
Insurance - General Liability	\$908	\$3,000
IRS Tax amount	\$3,569	\$3,000
Legal Fees	\$4,570	\$5,000
Legal fees - Collection work	\$1,545	\$2,000
Main Gate Maintenance	\$418	\$450
Main Gate Repair	\$761	\$900
Other Costs	\$3,083	\$400
Postage, Mailing Service	\$236	\$250
Printing and Copying	\$0	\$100
Road Sweeping/Repairs/Consultant		\$17,000
Weed Control/Other Road Maintenance	\$3,420	\$3,500
Snow Plowing	\$450	\$3,000
Roads	\$120	
Road Repair Consultant		
Expense	\$23,215	\$43,310
Estimated Inflation Factor FY 2025-2026 (20%)		\$8,662
Total Expense	\$33,630	\$51,972
Net Ordinary Income	\$105,817	\$108,700
Net Income	\$82,602	\$56,728
ROAD REPAIR/MAINTENANCE PROJECT (FROM RESERVE)	\$218,180	
ROAD REPAIR CONSULTANT	\$10,450	
ROAD REPAIR PROJECT NON-RECURRING	\$228,630	
Reserve funds through 6/30/25		\$230,000
Road repair fund from assessments 2025-2026		\$57,000

Total Reserve	\$287,000
Road repair spending estimated 2025-2026	
Remaining Reserve	\$287,000

Committee Sign Up

<u>Name</u>	<u>Roads</u>	<u>Fire Safety</u>
Mark Suxel		✓
Tom Spooner	✓	
Bob Dighello	✓	✓
Joe Vahabzadeh	✓	✓
Angelica Hinojos		✓ (Planting Daffodils)
Joe Cottingham	✓	✓
Cara Steele		✓