

JEPOA 09/27/2025 Board of Directors Meeting Minutes

Location: 1028 Julian Estates Road

Participants Present:

Board Members: Charlie Linch, Steve Spooner, Nick Szeverenyi

Officers: Eric Raimo (President), Marianne Rochester (Treasurer), Karen Wolfred (Secretary)

JEPOA Members: Mary Lou Jones, Jim McNally, Jill Raugewitz, Eric Smith

1. Meeting called to order at 10:13 AM. Quorum with all Board Members present. No changes or additions to the agenda proposed. Introductions made.

2. JEPOA 2025 Annual Meeting Minutes

Meeting minutes were previously distributed to the Board via email, unanimously approved via email correspondence, and placed on the website for all JEPOA Members' access.

3. Treasurer's Report – Marianne Rochester

The following reports were presented: Balance Sheet as of 9/8/2025, Profit and Loss as of 9/8/2025, and Profit and Loss Comparison July 1 – September 8 for 2024 and 2025.

A liability insurance policy with USLI Insurance Company has been purchased with \$1 million limit per incident / \$2 million total at a cost of \$500.

A new accounting firm has been retained at a cost of \$1150 to: (1) conduct a professional review / annual audit (as required by California law based on our annual income exceeding \$75K), and (2) to prepare our tax return.

JEPOA accountants confirmed that JEPOA is required to pay 30% federal tax on our CD / investment interest. Our CD and high yield money market accounts earn approximately 4% interest. Marianne will explore tax exempt investment options.

4. Committee Updates

- a. Road Committee and Roadside Maintenance - Jim McNally

The main gate is now working properly. The solar assist batteries were replaced and should have a lifespan of approximately 4-5 years.

All major road work was completed last year. On-going maintenance will be required to maintain and prolong the lifespan of the roads. This year 2 rounds of crack fill and minor repair was done by NPG (contractor). West Incense Cedar Road had the most significant issues as it is the oldest original road and steep slope.

It is recommended that all Julian Estates (JE) owners do their best to keep the roads clear of fallen pine cones and rocks. These items can not only damage tires but they also damage the road surface. *Eric will send out a notice to all owners asking for their cooperation.*

Weed whacking, road sweeping and storm drain clearing was conducted as well.

b. Fire / Fuel Break / Safety Committee – Nick Szeverenyi

Property owners are reminded to keep dead trees and brush clear 50 feet from the road edge.

Nick, Steve and Charlie will reach out to Whispering Winds representatives to remove the dead tree along Julian Estates Road.

c. Website – Nick Szeverenyi

Owners are reminded to check out and use the JEPOA website for information including but not limited to upcoming meetings, minutes of past meetings, owner contact information, bylaws and CCRs, and much more. Nick will update the new email for our current JEPOA President on the website.

d. Daffodil Planting Committee – Nick Szeverenyi

500 bulbs have been purchased and planting will occur sometime in November. A notice will be sent out to JE owners and all volunteer planters are welcome!

5. Continued Action Items

- a. Clarification of Emergency Rule Prohibiting Outdoor Fires - Topic deferred to next meeting to determine if still requested.

6. New Business

a. Lot 32 – Request for Approval of Metal Roof

Jill Raugewitz and Eric Smith requested the JEPOA Board to approve a standing seam metal roof as proposed in the plans for their new home. Consideration is also being given to painted metal siding for the garage but this was discouraged as there are other more attractive fire-resistant options available. The plans have been approved by the Julian Architectural Committee and before proceeding with plan submission to San Diego County, they are requesting approval by the JEPOA Board.

Prior to the meeting, Officers and Board members reviewed the 2021 Second Amended and Restated Declaration of Restrictions for JEPOA (our CCRs), specifically Section 15 which refers to San Diego County Ordinance Code 7175 which specified a “D” designator for Julian Estates. The decision to allow a metal roof would be made by the Julian Architectural Committee and subsequently the San Diego County Planning and Zoning Department during the building permit process.

b. Lot 26 – Request to Revise JEPOA CCRs to Reduce Minimum Rental from 30 days to 7 days

Mary Lou served on the committee to update and revise our CCRs, the result of which is the 2021 Second Amended and Restated Declaration of Restrictions for JEPOA (our CCRs currently in effect). She stated that the minimum length of time for rentals was reviewed and no less than 30 days determined to be most appropriate for the JE community.

Summary of group discussion:

- Having short term rentals would change the character of the community.
- One of the reasons for owners purchasing in Julian Estates was because short-term rentals were not allowed.
- Some part-time residents might benefit from short-term rentals, but this would not be fair to the community as it would be disruptive and not what people expected after buying property in Julian Estates.
- Other concerns raised regarding short-term visitors:
 - o having the main entry gate code shared
 - o understanding the need for fire safety and protocols
 - o noise and disturbances from parties and inconsiderate renters

Motion made (Nick), seconded (Steve), to deny the requested change to the CCRs to reduce the minimum rental timeframe from 30 to 7 days.

No further discussion.

Motion was approved unanimously.

Eric will send an email message to the lot owners informing them of the Board's decision.

7. Other Discussion

Eric suggested establishing a JE Owners' group text to allow notification and sharing of critical information such as emergency situations (fire, road closures, etc.). Owners could opt out if they wish. Eric will research how to set this up.

At the Annual Meeting, several people signed up to participate in the Road and Fire Safety committees. Eric will follow-up with them and connect them with the appropriate committee representative / chair.

8. Next Board Meeting: December 13, 2025, at 10 AM at 1028 Julian Estates Road (Nick & Marianne's home)

9. Adjournment: Meeting was adjourned at 11:35 AM.

Balance Sheet

Julian Estates Property Owner's Association

As of September 8, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Chase Checking	56,775.40
CNB - Brokerage (4301)	205,817.42
CNB - Checking	5,900.83
CNB - Money Market	5,085.21
Community Valley Bank Savings	14.00
Total for Bank Accounts	\$273,592.86
Accounts Receivable	
Other Current Assets	
Transfer of money	-5,012.70
Total for Other Current Assets	-\$5,012.70
Total for Current Assets	\$268,580.16
Fixed Assets	
Gate System- (Purch. 2000)	6,885.00
Total for Fixed Assets	\$6,885.00
Other Assets	
Total for Assets	\$275,465.16
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	
Current Year Increase(Decrease)	
Fund Balance - Begin. OF YR.	
Opening Balance Equity	-883.43
Unrestricted Net Assets	241,751.24
Net Income	34,597.35
Total for Equity	\$275,465.16
Total for Liabilities and Equity	\$275,465.16

Profit and Loss

Julian Estates Property Owner's Association

July 1-September 8, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assessment	
Assessments 2025-2026	43,250.00
Total for Assessment	\$43,250.00
Interest Income	5.37
Investments	
Interest-Savings, Short-term CD	413.98
Total for Investments	\$413.98
Miscellaneous Revenue	
Program Income	
Member Assessments	3,500.00
Total for Program Income	\$3,500.00
Total for Income	\$47,169.35
Cost of Goods Sold	
Gross Profit	\$47,169.35
Expenses	
Accounting Fees	76.00
Bank Service Charge	10.00
Emergency Gate Repair	798.00
Facilities and Equipment	
Property Insurance	500.00
Total for Facilities and Equipment	\$500.00
Main Gate Maintenance	326.00
Main Gate Repair	426.00
Road Maintenance	2,950.00
Road Repair Project	
Road repair-repair	5,736.00
Total for Road Repair Project	\$5,736.00
Weed Control & Abatement	1,750.00
Total for Expenses	\$12,572.00
Net Operating Income	\$34,597.35
Other Income	
Other Expenses	
Net Other Income	
Net Income	\$34,597.35

Profit and Loss Comparison

Julian Estates Property Owner's Association

July 1-September 8, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	JUL 1 - SEP 8 2025	JUL 1 - SEP 8 2024 (PY)
Income		
Assessment	0	0
Assessments 2025-2026	43,250.00	
Total for Assessment	\$43,250.00	0
Interest Income	5.37	89.98
Investments	0	0
Interest-Savings, Short-term CD	413.98	2,511.32
Total for Investments	\$413.98	\$2,511.32
Miscellaneous Revenue		
Program Income	0	0
Member Assessments	3,500.00	
Total for Program Income	\$3,500.00	0
Assoc Assessment	0	0
2024-2025 Assessment		10,000.00
Total for Assoc Assessment	0	\$10,000.00
Transfer fee		50.00
Total for Income	\$47,169.35	\$12,651.30
Cost of Goods Sold		
Gross Profit	\$47,169.35	\$12,651.30
Expenses		
Accounting Fees	76.00	65.00
Bank Service Charge	10.00	20.00
Emergency Gate Repair	798.00	
Facilities and Equipment	0	0
Property Insurance	500.00	
Total for Facilities and Equipment	\$500.00	0
Main Gate Maintenance	326.00	
Main Gate Repair	426.00	412.00
Road Maintenance	2,950.00	
Road Repair Project	0	0
Road repair-repair	5,736.00	
Road-consulting		1,450.00
Total for Road Repair Project	\$5,736.00	\$1,450.00
Weed Control & Abatement	1,750.00	3,420.00
Accounting/Tax Preparation Fees		765.00
Books, Subscriptions, Reference		121.05

Profit and Loss Comparison

Julian Estates Property Owner's Association

July 1-September 8, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	JUL 1 - SEP 8 2025	JUL 1 - SEP 8 2024 (PY)
Legal	0	0
Legal Fees - General		1,085.00
Legal Fees-Paving		1,200.00
Total for Legal	0	\$2,285.00
Postage, Mailing Service		27.20
Taxes	0	0
California Income Tax		248.00
IRS Tax amount		569.00
Total for Taxes	0	\$817.00
Total for Expenses	\$12,572.00	\$9,382.25
Net Operating Income	\$34,597.35	\$3,269.05
Other Income		
Other Expenses		
Net Other Income	0	0
Net Income	\$34,597.35	\$3,269.05