

[06-23-24 UPDATE] AGENDA 06-29-24 BOARD MEETING

(Ref: 03-16-24 Board meeting minutes—**PLEASE REVIEW PREVIOUSLY PROVIDED DRAFT COPY**)

(1) [INFORMATION/ACTION] Update on the owner vote to increase the Annual Assessment to \$2500/year adopted at the 09-23-23 Board Meeting (MAE):

- (1) The owners of 33 of the 41 lots in Julian Estates cast ballots. The final tally was 18 Lots voting in favor of the Annual Assessment increase and 15 opposed, so the new assessment amount of \$2500/Lot per year was approved.
- (2) The Annual Assessment is due on 09/01/24 and will be late after 09/30/24.
- (3) **[POSSIBLE ACTION ITEM]** Over the years, a few owners asked about a reduction in their annual assessment based on various factors. While no formal statement of a Board position on this matter has been made, here are some items to consider and possibly officially adopt as a Board Policy for future reference should this issue arise in the future:
 - Of the 21 homes in JE only about half are occupied full-time; absentee owners who don't use the roads as much as permanent residents still pay the same annual assessment.
 - Some JEPOA members own multiple lots. They don't make any additional use of the roads/gate because of the additional lots owned.
 - There is no practical way to adjust the financial responsibility of being a lot owner—for example, some owners must clear less than 100' of fuel break along the road while others have 5-10 times that.
 - Owners' share of other JEPOA expenses (snow plowing, road shoulder maintenance, gate maintenance, etc) benefit all lots equally.
 - There is no provision for ownership of multiple lots in the governing documents—all owners pay the full assessment for each individual property owned. All the JEPOA governing documents recognize the "Lot" as the basic unit of ownership with no provision for adjustment or subdivision.
 - The road system is an intrinsic component of the value of all JE lots, developed or not; all lots benefit equally in terms of their value from having a well-maintained road system.
 - Historically, no adjustment has ever been made based on the level of a property's development.

(2) [INFORMATION] Current officers & Board members should email suggested items in addition to those below for the 07/20/24 Annual Meeting Agenda to the current president [Email reminder notices/map will be sent to owners by the Support Committee (see Item 4) prior to meeting] (MAE):

- Introduction of incoming/continuing officers/Board members/committee chairs (MAE)
- Road report (MAE for JMN/KW)
- Annual assessment increase reminder (MR)
- Budget for 2024-25 & other financial info (MR)

(3) [INFORMATION] Annual Director & Officer Election Status (KW & Others):

- (1) Open offices [5]: President/Secretary/Treasurer/Board Member #3 [Jones]
- (2) Welcome/introduction of likely new officers (if present)
- (3) Remaining timeline (Approved by Jackie Quinn on 03/08/24):
 - Deadline to Return Ballots (Mailed Ballots Must Be Received in JEPOA PO Box) – 5:00 PM on 7/5/2024 or bring to Ballot Counting Meeting at the driveway of 775 East Incense Cedar Drive on July 10, 2024, at 10 AM.
 - Deadline to Email Results of Officer Election to Owners - – July 11, 2024

(4) [ACTION] Create an official permanent JEPOA "Officer Transition & Support Committee" to be initially chaired by the outgoing (or current if no outgoing) president and include all last term and current officers/Board as members. Purpose: Provide insurance-protected status for future non-officers, allowing access to past officers' & Board members' institutional memory and to advise current/new Board Members & officers regarding their association duties. Approval of this item will include the points below (MAE):

(1) Approve a 2023-24 budget item up to \$500 for possible transition expenses (file/Gmail account transfer costs, cell phone account, & misc. expenses)

(2) Consider assigning a 2024-25 officer/Board member to investigate & purchase a permanent minimal cellular plan for JEPOA use to permit a continuing central point of phone contact JEPOA use. The new line could be used to auto-forward incoming calls to a designated JEPOA officer. This would be similar to the use of the current JEPOA PO Box. The phone number could be used when setting up various services and would allow a stable point of contact as officers/Board change in the future.

(3) Allow committee chair to access JEPOA legal advice from Epstein with Board consent.

(4) Encourage all officers and Board members to set up a personal supplemental Gmail account for use with JEPOA business to facilitate access to/future transfer of JEPOA documents in the Association Gmail account.

(5) [ACTION] Formalize and document the current official JEPOA committee structure & IDENTIFY CHAIRPERSONS (MAE):

(1) Fire Committee (Suggested Chair: Nick)

(2) Roads Committee (Suggested Chair: Jim)

(3) Information Technology (IT) Committee (Suggested Chair: Nick)

(4) Officer Transition & Support Committee (Suggested Chair: Mike)

NOTE: All committees are to identify & document the scope of their responsibilities for Board approval prior to the next Board meeting in September.

(6) [ACTION] Discuss & approve the “new” JEPOA California Civil Code 5310-required reports to owners (MR & KW):

(1) Present the annual report and the reserve study

(2) Use of Epstein for vetting/approval

(3) Details of availability to owners?

(7) [INFORMATION] Treasurer's Report (MR):

- (1) Updated Financials (Review current versions that have been separately provided by Marianne)
- (2) Update on Reserve Study if needed
- (3) Delinquent payments, discuss payment process for final road sealing project, CD status, etc.

(8)[INFORMATION] Road Committee Report (JMN/KW):

- (1) Update on the status of the SDG&E undergrounding project pavement remediation
- (2) Tentative timeline/details for previously planned road sealing maintenance
- (3) Likely future road work

(9) [INFORMATION] Final update: Lot 14 trailer issue (MLJ):

(10) [INFORMATION] Final Update: Lot 28/782 EIC barn issues (JMN):

- (1) The new owner has painted the white shop building per the formal escrow agreement
- (2) The board has approved the paint job

(11) [INFORMATION] JEPOA Website Status (NS):

Update on current status, future plans, and possible “go live” date

(12) [INFORMATION]: JEPOA Fire/Fuel Break Safety Committee (NS):

- (1) Update Status/Response: Owner Email from JE Fire Committee to owners reminding them about the dead trees and removal as a first step.
- (2) Update on the current status of the free Resource Conservation District roadside clearing operation
- (3) ANY FOLLOW-UP/SUGGESTIONS--Attempts to locate a “fire prevention adviser” are ongoing. No success to date in finding a consultant without a potential commercial interest in doing fire clearing for residents to advise JEPOA on proper maintenance of the 50-foot fuel break zone adjacent to all JE roads. This would be a first step to obtaining owner compliance with the requirements spelled out in the JE Road and Fuel Break Agreement.
- (4) Possible refresh of previous lot corner markers?

(13) [INFORMATION/ACTION] JE Recommended Vendor List (MAE):

Update on current status—ASSIGN OFFICER/BOARD MEMBER RESPONSIBILITY TO UPDATE/COMPLETE/DISTRIBUTE list to owners

(14) [INFORMATION] Proposed documentation of officer/Board responsibilities and duties (JMN/KW/MR):

Status of the plan to promote equitable distribution of JEPOA officer/Board/committee duties.

(15) [DISCUSSION] Miscellaneous Possible Future Action Items for New Officers/Board

- Follow up on 12/16/23 item from the floor - official clarification of CCR items 5 and 6 re: trailer verbiage, approve Board statement of clarification in lieu of official CC&R change [review by Epstein]. (facilitated by?)
- Discuss clarifying that the version SD County Ordinance 7175 dated 07/30/86 and referenced in the CC&Rs is official JEPOA Board policy (facilitated by?)

(16) [INFORMATION] Miscellaneous Items

- Recent new JE property owners (MAE)
- PacBell repair of their damaged pedestals (KW)

(17) Miscellaneous Items from the floor:

(18) [ACTION] Approve the next JEPOA Board Meeting date: 09-28-24

(19) Adjournment