

JEPOA 09/27/2025 Board Meeting Agenda

Location: 1028 Julian Estates Road (Marianne & Nick's)

Time: 10 AM

1. Call meeting to order (ER)
 - a. Changes / additions to Agenda
2. JEPOA 2025 Annual Meeting Minutes Approved via Email – *Attachment 1* (ER)
3. Treasurer's Report – *Attachment 2* (MR)
 - a. Balance Sheet as of 09/08/2025
 - b. Profit and Loss as of 09/08/2025
 - c. Profit and Loss Comparison 07/01/2025 – 09/08/2025 and 07/01/2024-09/08/2024
 - d. Liability Insurance Update
 - e. Upcoming Audit
 - f. Bank Change
4. Committee Updates
 - a. Road Committee and Roadside Maintenance – *Attachment 3* (JM and RC)
 - i. Gate Controller Update
 - ii. Road Cleaning / Sweeping
 1. Summer Weed Whacking (Board approval via email)
 - iii. Road Repairs
 1. Additional Crack Fill and Hole Fill (Board approval via email)
 - b. Fire / Fuel Break / Safety Committee (NS)
 - c. Website (NS)
5. Continued Action Items
 - a. Clarification of Emergency Rule Prohibiting Outdoor Fires
6. New Business – *Attachment 4*
 - a. Lot 32 – Request for Approval of Metal Roof
 - b. Lot 26 – Request to Revise JEPOA CCRs to Reduce Minimum Rental from 30 days to 7 days
7. Other Discussion
8. Next Board Meeting (set date and location)
9. Adjournment (ER)

Attachment 1

- JEPOA 2025 Annual Meeting Minutes
Approved via Email

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 it 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

Name	Roads	Fire Safety
Mark Suxed		✓
Tom Spooner	✓	
Bob Dighello	✓	✓
Joe Vahabzadeh	✓	✓
Angelica Hinojos		✓ (Placing Daffodils)
Joe Cottingham	✓	✓
Cara Steele		✓

Attachment 2

- Balance Sheet as of 09/08/2025
- Profit and Loss as of 09/08/2025
- Profit and Loss Comparison:
07/01/2025-09/08/2025 and
07/01/2024-09/08/2024

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	0
Assessments 2025-2026	43,250.00
Total for Assessment	\$43,250.00
Interest Income	5.37
Investments	0
Interest-Savings, Short-term CD	413.98
Total for Investments	\$413.98
Miscellaneous Revenue	
Program Income	0
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	0
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	0
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	0
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

Attachment 3

Road Committee & Roadside Maintenance

- NPG Asphalt Contract and Board Approval via Email
- Weed Whacking Service – Board Approval via Email

PH. (760) 320-9600 Desert Division
PH. (951) 940-0200
FAX (951) 940-9192



CONTRACT# ~25-272

**We Handle All Phases of Asphalt
HOA Specialist**

"Where Integrity & Quality Counts"

NPG ASPHALT
1354 Jet Way
Perris, CA 92571
Cont. Lic. #664779
DIR #1000002457
www.npgasphalt.com

ESTIMATE TO (Client)

Julian Estates
701-969 Julian Estates Rd.
Julian, CA 92036

DATE: 7/25/2025
PROJECT: Hot Crack Seal
LOCATION: Julian Estates
701-969 Julian Estates Rd.
Julian, CA 92036

Attention: Jim McNally

Phone: (213) 703-6336

Fax:

E-mail: jim@tailwind.biz

Estimator: JR

NELSON PAVING & SEALING (hereinafter called Contractor) quotes the following estimate to Client for furnishing the materials, labor and performing the work hereinafter specified, subject to the terms and conditions hereinafter set forth on reverse side of estimate.

HOT CRACK SEAL

1. Apply approximately 750' of hot crack seal to cracks larger than 1" in width.
2. Patch 3 holes in asphalt due to ground squirrels.
3. Leave customer 2 buckets of Aquafault.
4. Asphalt Tamper Tool.
5. W. Incent Creader
6. Keane Ct.
7. Blow off roads

Total 7 Items:

\$3,500.00

***Price is valid through August 30th, 2025

**Note: Project will be completed in 1 move

**Note: Pricing is based on current market rates on trucking, materials and fuel as of the date of this proposal. Any fluctuations in any of these costs could potentially affect the final total of this proposal and are subject to change.

**EXCLUSIONS: Permits, testing, inspections, thermoplastic,

PRICE TO BE DETERMINED BY OWNERS OPTIONS AS INITIALED ABOVE

NOTE: UPON ACCEPTANCE OF THIS CONTRACT ALL TERMS, PROVISIONS, AND CONDITIONS AS SET FORTH ON THE REVERSE SIDE OF THIS CONTRACT SHALL BECOME PART OF THIS CONTRACT.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are hereby authorizing NPG Inc. to do the work as specified above with payment in full upon completion of work.

Eric Raimo

President JEPOA

Eric Raimo

7/29/25

Accepted by: Print Name

Title

Authorized Signature

Date

Proposal - Contract

CONTRACT# -25-272

NPG Corporation ("Contractor" and/or "NPG") proposes to furnish the material and labor to perform the work specified in the estimate, appearing on the reverse side hereof and incorporated herein by reference, at the site therein designated for and the contract price therein estimated upon the following terms and conditions:

STANDARD TERMS AND CONDITIONS (These are all part of your contract - PLEASE READ THEM CAREFULLY)

1. This proposal is subject to Client's written acceptance and will be delivered to NPG within ten days from date of estimate. If not accepted within such time, this proposal is subject to change or withdrawal until the contract is accepted by Client and approved by NPG. Terms of Client purchase orders, subcontracts, and/or credit approvals must comply with NPG Corp.'s standard terms and conditions and any special terms, conditions or warranties.

2. UNLESS OTHERWISE SPECIFIED HEREIN, THE CONTRACT PRICE SHALL BE NET US FUNDS, PAYABLE AT CONTRACTOR'S OFFICE (AS SHOWN ON REVERSE HEREOF) UPON COMPLETION OF WORK PAID BY CHECK OR ARRANGED FUNDS. Total amount due for unit price bids shall be determined by field measurement upon completion of work. If installment payments are provided for and the Client fails to pay an installment promptly when due, the Contractor, at its option, may declare the whole amount of said contract to be paid immediately and may refuse to continue work until payment in full is received. Alternatively, Contractor may also refuse to continue work until satisfactory security is given to the Contractor to ensure future prompt payment of installments.

3. Upon acceptance of the proposal by the Client and approval of the Contractor, it will become the entire agreement between the parties, notwithstanding any written or oral communications or negotiations. There are no covenants, agreements, representations, undertakings, guarantees or warranties not herein expressly contained. The prices stated do not include any items of work not specified herein, and any additional items of work to be done at the Client's request will be billed as extra work. All material and labor prices are valid for 30 days unless otherwise specified on contract.

4. Should Client default hereunder, Client agrees to pay the Contractor an \$1,250.00 Lien Filing fee, or an \$1,250.00 stop notice filing fee as well as any and all costs incurred in collecting any balance owed. This dollar amount will be added to the bill of the project. Any Mechanic's Lien release will be executed by the Contractor and the Client shall be responsible for recording the action.

5. Upon completion, Client agrees to inspect the work immediately and issue an acceptance to the Contractor, providing the work has been completed according to the terms of the contract. If work is not inspected upon completion, it is hereby agreed that the work was approved and payment will be forwarded to NPG. Any corrections must be submitted to NPG by email to info@npgcorp.com.

6. The contract resulting from acceptance of this proposal is made in contemplation of latent conditions of the site and of existing economic conditions and not in anticipation of extraordinary inflation, depression, economic change, war or latent conditions of the site unknown to the Contractor. Contractor is not responsible for any delays or interruption of the work or for failure in performance, in whole or in part, by the Contractor caused by impossibility of performance, or by economic or commercial frustration attributable to any circumstance or event of which could not have been reasonably foreseen by the Contractor. Nor are they responsible for any delays or interruption of work on account of transportation difficulties, governmental regulation of materials or labor, priorities of any kind, strikes, lockouts, boycotts, and differences with employees, acts of God or other causes beyond Contractor's control.

7. All permit and inspection fees paid by the Contractor to any public body by reason of the work hereunder shall be billed separately and not as a part of any of the prices stated herein. Such items shall be treated as an extra, and as such, will be subject to surcharges of 15% for overhead, plus 15% for profit. All excise, privilege, occupation, sales, personal property and other taxes (whether federal, state, or local) applicable to the sale, purchase, use, installation or ownership of material to be applied by Contractor hereunder, and for the payment or collection of which Contractor is liable, shall be added to the net contract price herein specified and shall be paid by the Client whether specifically set forth in the estimate or not.

8. If fills or rough grading of the site are to be made by others, the site must be left for Contractor at an elevation within one-tenth foot plus or minus of finished sub-grade elevation with material that will readily provide a firm and stable sub-grade. NPG is not responsible for water discharge of any area that has less than 2% fall, otherwise pending is subject to occur.

9. Boundary line surveys and civil engineering (including, but not limited to setting lines and grades, and staking) requiring the services of a licensed civil engineer, if necessary, shall be provided by Client or at Client's expense, in addition to the contract price. Contractor assumes no responsibility for the correctness of such survey or civil engineering. Client assumes full responsibility for design of grade, provision for drainage and discharge of waters from the site, and Contractor shall have no liability or responsibility thereof. Should any such responsibility be placed upon Contractor by agreement, circumstances, or operation of law, or if engineering services by Contractor's employees are necessary to proper performance of the work, then the cost plus 15% thereof for overhead and 10% of the cost including overhead for profit of fulfilling such responsibility or performing such engineering services or both shall be chargeable to the Client as an extra.

10. Contractor warrants that the materials to be furnished hereunder will be as specified or equal, and that all work shall be done and performed in a good and workmanlike manner. Contractor expressly assumes no responsibility for failures of work caused by the settling of fills placed by others, whether caused by the use of improper fill materials or otherwise. NPG is not responsible for any damages that are caused by others (vehicles driving or people/pets walking through barricaded areas, etc.). These will be repaired at owner's expense.

11. Contractor shall not be obligated to perform extra work or supply rental equipment without specific authorization from Client or Client's representative. Client is to have someone of authority on project site at all times. Any questions regarding specifications, scope of work or procedure will be referred to that representative. NPG will not be responsible for extra costs resulting from directions and/or changes made by an inspector and/or resident engineer. All such costs will be the responsibility of the customer. During the course of the contracted work, any existing asphalt damaged by the contractor's equipment due to insufficient support of asphalt structure will be billed as an extra for repairs. Repairs of these areas are in no way to be a part of the base bid. Client is responsible for turning off flowerbed water and/or irrigation systems prior to contractor's arrival and during course of work.

12. NPG Corp. will only indemnify Client when asked or subcontract for the work being performed on said contract. NPG will not pay attorney fees for others in lawsuits or losses at all. NPG's Certificate of Insurance is for the scope of work being performed under said contract only.

13. Special conditions imposed by any permits issued to owner and not noted on the plans or specifications will not be considered in this scope of work. Any and all engineering, construction surveying, testing, and inspection fees are to be paid by client. In the event a section of paving and/or base changes, new prices will be renegotiated. Any conditions not caused by contractor that may require the shutdown of work or requiring an extra move in will be billed as extra work per our T&M rate sheet online at www.npgcorp.com. Rates will have a mark up of 10% profit and 10% overhead which will be added to the office billing.

14. NPG is not responsible for existing asphalt breaking up due to soft sub-grade, this shall become a negotiated item. Quantities used are approximate and are subject to physical measurement and corrections. If necessary, changes will be made with unit prices applying. Water is to be furnished to on site source by others. Applying water is included. All vehicles and obstacles are to be removed from area prior to contractor's arrival. Contractor is not responsible for scuffing due to power steering and/or wet weather. Contractor cannot guarantee adhesion of material to heavily oil soaked pavement. Longer dry time may be needed due to cold and/or wet weather. All cracks are subject to re-opening at any time, and there is no guarantee/warranty applying to crack filling. Concrete and asphalt are both subject to expansion and contraction of cracks due to earth movement even in areas that have been previously completed or are new installations. Contractor is not responsible for residual cracking due to expansion and/or contraction of pavement. Contractor is not responsible for damage to any underground lines, cables or plumbing that may be in direct line with the job site. NPG Corporation accepts no responsibility for ADA compliance and will indemnify itself and its officers from any lawsuits arising from any trip and fall hazards etc. as owner shall accept all responsibility.

15. ARBITRATION OF DISPUTES: ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATED TO THIS CONTRACT, OR THE BREACH THEREOF, SHALL BE SETTLED BY BINDING ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF. CLAIMS WITHIN THE MONETARY LIMIT OF THE SMALL CLAIMS COURT SHALL BE LITIGATED IN SUCH COURT AT THE REQUEST OF EITHER PARTY, SO LONG AS BOTH PARTIES LIMIT THEIR RIGHT TO RECOVERY TO THE JURISDICTION OF THE SMALL CLAIMS COURT. ANY CLAIM FILED IN SMALL CLAIMS COURT SHALL NOT BE DEEMED TO BE A WAIVER OF THE RIGHT TO ARBITRATE, AND IF A COUNTER CLAIM IN EXCESS OF THE JURISDICTION OF THE SMALL CLAIMS COURT IS FILED IN THE MUNICIPAL OR SUPERIOR COURT, THEN THE PARTY FILING IN SMALL CLAIMS COURT MAY DEMAND ARBITRATION PURSUANT TO THIS PARAGRAPH.

NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE ARBITRATION OF DISPUTES PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE ARBITRATION OF DISPUTES PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE BUSINESS AND PROFESSIONS CODE OR OTHER APPLICABLE LAWS. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY.

WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION.

I AGREE TO ARBITRATION

Customer's Initials

I AGREE TO ARBITRATION.

Contractor's Initials

SPECIAL CONDITIONS

NPG warrants all materials/workmanship for one year from date of installation. Owner/Contractor to accept NPG's insurance limits. Progress billings upon completion of work completed. Payment is due in full upon completion of contract work. No retention to be held. Past due accounts will be charged a finance charge of 1 1/2% /annual percentage of 18% applied to the previous balance after deducting current payments and credits. If NPG engages a collector or attorney at law to collect the purchase price or any part thereof, purchaser agrees to pay all fees, expenses, attorney's fees, including court costs incurred by NPG Corporation in collection of said debt. Start date to be negotiated upon signing of contract. Upon acceptance of proposal, preliminary information must be provided. Bid is based upon one move-in unless otherwise noted, cost of additional moves will be negotiated as they occur. Client terms, purchase order, subcontract, and/or credit approvals must comply with all NPG's terms, conditions, or warranties unless otherwise noted. If client's terms do not comply, contract will be cancelled. Certificate of Insurance will only apply to work that NPG is performing. Excludes engineering, staking, soil testing, permits, construction water, handling/disposal of buried or hazardous materials, handling/disposal of rocks, removal/relocation of utilities/irrigation, replacement of landscaping, backfill of curbs, inspect/export, home owners notification, erosion control, and dust control unless noted in bid. All cost associated with the implementation and maintenance of the Storm Water Pollution Prevention Plan will be billed on a time and material basis plus 20% overhead, if required. All costs and responsibilities for implementing and maintaining a Fugitive Dust "TM 10" mitigation plan and/or N.F.D.E.S. are to be done by others. All items will be billed at unit cost or contract amount whichever is greater. Price excludes prevailing wage unless otherwise noted. All public works projects, once NPG's scope of work is 100% completed - retention may only be held for a period of 60 days max.

Approved & Submitted by: NPG Corporation

Accepted By Client (Printed Name):

Authorized Representative
NPG Corporation
Office (951) 940.0200

P.O. Box 1515, Perris, CA 92571
Fax (951) 940.9192

Client Signature

Date

Client Status: ☐ Corporation, ☐ Partnership
☐ Occupant ☐ Owner ☐ Contractor
☐ Prop Mgr ☐ Occupant

Title

*Note: Map is not to scale. Areas to be repaired are approximate and are subject to minor adjustments without notice.



Joe Rangel - Superintendent
jrangel@npgasphalt.com
Cell: 951-575-5014

WWW.NPGASPHALT.COM
1354 Jet Way, Perris, CA 92571

Inland Empire: 951.940.0200 Tel
951.940.9192 Fax
Desert Division: 760.320.9600 Tel

Site Plan

Apply approx 750' of hot crack seal to cracks larger than 1"
in width

Julian Estates

701-969 Julian Estates
Rd. Julian CA

Re: JEPOA roads crack fill_phase 2 work

From: Jim McNally (jim@tailwind.biz)

To: steve.spooner@spoonerwoodworks.com; nick@szeverenyi.com

Cc: lynch@artifexwest.com; penndart@gmail.com; rochester5024@gmail.com;
k_wolfred@yahoo.com; rickcoatesldo@gmail.com

Date: Tuesday, July 29, 2025 at 01:52 PM PDT

Thanks all for the prompt responses. I'll let you know when it gets scheduled.

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, July 29, 2025, 1:40 PM, Stephen Spooner
<steve.spooner@spoonerwoodworks.com> wrote:

Hi Jim,

I also approve of the road work/maintenance to be done. Thanks for keeping the roads in top shape!

Steve Spooner

President



12460 Kirkham Court

Poway, CA 92064

www.spoonerwoodworks.com

On Tue, Jul 29, 2025 at 10:53 AM nick [szeverenyi.com](mailto:nick@szeverenyi.com) <nick@szeverenyi.com> wrote:

Yes I approve. And thank you for the continual upkeep of our excellent roads.

Cheers,

Nick

On Jul 29, 2025, at 9:32 AM, Jim McNally <jim@tailwind.biz> wrote:

Steve, Nick and Charlie,

As you are aware, NPG Asphalt recently performed road repair work on Julian Estates Roads. That work was focused on cracks less than 1/2 inch across although NPG also began to fill larger cracks, especially on W Incense Cedar Road. Many of the WIC Road cracks exceed one inch across. The larger cracks need another round of fill material to provide better protection against water infiltration and to also even out the surface for better drivability. In addition, NPG will fill in two pot holes and deliver 100 pounds of Aquaphalt and a damper tool to address future pot holes that may develop. Finally the roads will be swept a final time before the Fall season. The cost to do all this is \$3500. See attached proposal. The cost for this work is within the 2025/2026 road repair budget previously approved by the Board.

The Road Committee recommends that the JEPOA Board approve this proposal.

Please indicate your approval (or disapproval) via return email by this Thursday, 7/31/2025. If approved by the Board, I will get it scheduled for sometime in August.

Contact me by email or phone with questions or comments.

regards,

Jim McNally

<NPG Asphalt _ 2nd phase proposal for Julilan Estates_7.29.25.pdf>

Re: JEPOA roads crack fill_phase 2 work

From: Charlie Linch (linch@artifexwest.com)

To: jim@tailwind.biz

Cc: steve.spooner@spoonerwoodworks.com; nick@szeverenyi.com;
penndart@gmail.com; rochester5024@gmail.com; k_wolfred@yahoo.com;
rickcoatesldo@gmail.com

Date: Tuesday, July 29, 2025 at 10:36 AM PDT

Hi Jim,

Looks good to me. Thank you for handling this for the community, it's greatly appreciated.

Charlie Linch

Principal

760.470.5295

Artifex West Studio

2400 Kettner Blvd. #206

San Diego, CA 92101

On Tue, Jul 29, 2025 at 9:32 AM Jim McNally <jim@tailwind.biz> wrote:

Steve, Nick and Charlie,

As you are aware, NPG Asphalt recently performed road repair work on Julian Estates Roads. That work was focused on cracks less than 1/2 inch across although NPG also began to fill larger cracks, especially on W Incense Cedar Road. Many of the WIC Road cracks exceed one inch across. The larger cracks need another round of fill material to provide better protection against water infiltration and to also even out the surface for better drivability. In addition, NPG will fill in two pot holes and deliver 100 pounds of Aquaphalt and a damper tool to address future pot holes that may develop. Finally the roads will be swept a final time before the Fall season. The cost to do all this is \$3500. See attached proposal. The cost for this work is within the 2025/2026 road repair budget previously approved by the Board.

The Road Committee recommends that the JEPOA Board approve this proposal.

Please indicate your approval (or disapproval) via return email by this Thursday, 7/31/2025. If approved by the Board, I will get it scheduled for sometime in August.

Contact me by email or phone with questions or comments.

regards,

Jim McNally

Re: ****Please read and respond by tomorrow if possible**** RE: Weed whacking along JE roads

From: Stephen Spooner (steve.spooner@spoonerwoodworks.com)

To: jim@tailwind.biz

Cc: mark74376@yahoo.com; rochester5024@gmail.com;
k_wolfred@yahoo.com; japoapresident@gmail.com;
rickcoatesldo@gmail.com

Date: Monday, June 30, 2025 at 12:30 PM PDT

Sounds reasonable to me. As a member of the Board, I approve having the JE roadside weed-whack summer 2025 work done for \$1750.

Steve Spooner

President



12460 Kirkham Court

Poway, CA 92064

www.spoonerwoodworks.com

On Mon, Jun 30, 2025 at 12:18 PM Jim McNally <jim@tailwind.biz> wrote:

Steve and Mark,

The person who normally does the weed whacking this time of year along JE roads is having medical issues and can't do it this time. This has been an annual occurrence during the summer for many years.

We got two bids from other local guys for the work - one was \$3000 (Ace Ramos) and the other was for \$1750 (Ede Killian).

Please reply to this email indicating your approval to have the JE roadside weed whacking done for \$1750. I would like this to get done before the crack fill work on July 9th if possible, and that can happen if the Board OKs it in the day or so.

My vote: As a member of the Board, I approve having the JE roadside weed whack summer 2025 work done for \$1750.

Contact me with any questions.

regards,

Jim

Attachment 4

- Lot 32 – Request for approval of Metal Roof
- Lot 26 – Request to Revise JEPOA CCRs to Reduce Minimum Rental from 30 days to 7 days

Fwd: Appeal Process Question

From: Elizabeth Maze (emaze411@gmail.com)

To: jepoapresident@gmail.com; k_wolfred@yahoo.com

Date: Tuesday, July 15, 2025 at 04:12 PM PDT

Hi Karen,

Please see below from Jill, who is building the house on 1077 West Incense Cedar Rd.

Would it be possible to add this to the agenda for the next board meeting?

Best,

Liz

----- Forwarded message -----

From: **Elizabeth Maze** <emaze411@gmail.com>

Date: Tue, Jul 15, 2025 at 4:10 PM

Subject: Re: Appeal Process Question

To: Jill <jillraugewitz@gmail.com>

Hi Jill,

Thank you for reaching out. We were also interested in this when we replaced the roof on our home, but we ultimately opted for a more affordable option.

Are you planning on attending the upcoming Julian Estates Property Owners Association Annual Meeting? It will be held on Saturday, June 26, 2025, at the Julian Town Hall. I suggest that you bring this to the board's attention at the meeting. We can then put it on the agenda for the next board meeting (we usually have one a quarter).

Best regards,

Elizabeth

On Tue, Jul 15, 2025 at 7:43 AM Jill <jillraugewitz@gmail.com> wrote:

Good morning Elizabeth,

My name is Jill Raugewitz, and my fiance, Eric Smith, and I bought the property at 1077 West Incense Cedar Rd. We are currently working with Hubbell & Hubbell Architects on the design of our home and the submitting of plans with the county.

We know in the CC&Rs shiny metal roofing is not allowed. We were wondering about the necessary steps to appeal this. We know they were written in 1987 and metal roofing has evolved significantly since then. Standing seam metal roofing was not around at that time, and is quite popular in Julian with newer construction and fire safety.

We would appreciate it if you could explain the necessary steps to make an appeal.

Kind regards,
Jill Raugewitz and Eric Smith,

JEPOA Board Request - Current Rental Policy

From: Angelica Hinojos (angelica.hinojos@gmail.com)

To: k_wolfred@yahoo.com

Cc: sandovalmluis@gmail.com

Date: Friday, August 1, 2025 at 07:23 AM PDT

Dear Karen,

Thank you for your warm welcome at the last meeting and for taking the time to listen to our current needs. As discussed, please find attached a letter outlining our situation and our request for the JEPOA Board to consider an amendment to the current rental policy at Julian Estates.

We sincerely appreciate your consideration and want you to know that we are open to feedback and dialogue. Our hope is to find a solution that benefits everyone.

Best Regards,
Angelica & Luis.



JEPOA Letter.pdf
22.7 kB

Dear Members of the Board,

We are new homeowners in this beautiful community and proud owners of Lots 26 and 27 at 880 East Incent Cedar Road. Our family of four—including two boys, ages 10 and 12—resides in Costa Mesa, about 2.5 hours away. Since purchasing our home in September 2023, we've been looking forward to becoming part of this special place.

While our intention was to use the home frequently on weekends, the reality of our busy schedules and the distance has made that challenging. As a result, the home has often gone unused for long periods, which has unfortunately led to some deterioration—pest issues, minor damage from lack of regular use, and small concerns that have become more serious without someone present to address them.

This home is deeply meaningful to us, and we are committed to caring for it. But we also recognize a simple truth: an unused home tends to decline.

With that in mind, we respectfully request that the Board consider amending the current rental policy—from a 30-day minimum stay to a 7-day minimum.

If this is something the Board and JEPOA are willing to consider, here is our commitment:

- We will manage all rentals professionally through trusted platforms like VRBO, which include background checks, rental agreements, and insurance protections.
- We will personally vet each renter to ensure they meet the standards and values of this community.
- We will not rent our home for more than 10 weeks per year.
- We welcome JEPOA oversight, input, and accountability in this process.

We want this to work not just for our family, but for the JEPOA and the broader community. As such, we propose the following:

- We are willing to contribute 10% of the net rental proceeds to the association. For example, if the monthly income were \$5,000, we would contribute \$500 directly to JEPOA.
- These funds can be used at your discretion—for community upgrades, security, maintenance, or reserves.
- We are also open to signing a special agreement to formalize our compliance and contributions.

We understand that this request may fall outside of standard policy, and we are unsure whether individual exceptions are within the Board's scope. Nonetheless, we make this request with care—for our home, and for this community we hope to be a part of for many years to come.

We fully respect the importance of rules, and we also believe that strong communities grow through thoughtful dialogue and mutual trust.

Thank you for your time and consideration. We are happy to answer any questions, provide documentation, or follow any process you deem appropriate.

Warm regards,

Angelica Hinojos & Luis Sandoval.