

JEPOA 3/07/2026 Board Meeting Agenda

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

Time: 10 AM

- Call meeting to order (ER)
 - a. Changes / additions to Agenda
- JEPOA 12/13/2025 Meeting Minutes Approved via Email – *Attachment 1* (ER)
- Treasurer's Report – *Attachment 2* (MR)
 - a. Balance Sheet as of 2/09/2026
 - b. Profit and Loss 7/01/2025 to 2/09/2026
 - c. Profit and Loss Comparison 07/01/2025 – 2/09/2026 and 07/01/2024 -2/09/2025
 - d. Collections / Foreclosure Update
- Committee Updates
 - a. Road Committee and Roadside Maintenance (JM and ES)
 - b. Fire / Fuel Break / Safety Committee (NS)
 - c. Website (NS)
 - d. Daffodil Planting Committee
- Continued Action Items
 - a. JEPOA Owner Text Group (ER)
 - b. 2026 Board and Officer Election Process and Timeline (KW)
 - c. 2026 Annual Meeting (location, table & chairs, party)
- New Business
- Other Discussion
- Next Board Meeting (set date and location)
- Adjournment (ER)

Attachment 1

- 12/13/2025 JEPOA Board Meeting Minutes
Approved via Email

JEPOA 12/13/2025 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)

Absent: Karen Wolfred

JEPOA Members: Valerie Edinger

1. Meeting called to order at 10:13 AM. Quorum with all Board Members present.

2. Changes to agenda proposed:

Nick proposed discussed of recreational vehicle parked on Wild Rose Lane for several week/months.

Marianne proposed discussion of collection matter/ foreclosure sale.

Marianne proposed discussion of next election.

3. JEPOA 9/27/2025 Board of Directors 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.

4. Executive Session Disclosure

An Executive Session was held following the regular Board of Directors meeting on 9/27/2025 in which the Board unanimously voted to authorize the JEPOA Treasurer to notify Witkin & Neal Inc. to proceed with a lien foreclosure sale for failure to pay 2024/2025 Property Owner Annual Assessment including the delinquent annual assessment fee, late fees and all associated collection costs on property Julian Estates Lot Number 10 (APN 292-141-17-00). In addition, the Board authorized that if this was to occur after October 10, 2025, and payment of the 2025/2026 Annual Property Assessment Fee had not been made, the 2025/2026 Annual Property Assessment Fee of \$2500 should be added to the delinquent assessment costs and any associated interest, fees or costs that are accrued pertaining to this be included in the lien.

5. Treasurer's Report – Marianne Rochester

The following reports were presented: Balance Sheet as of 12/01/2025, Profit and Loss as of 12/01/2025, and Profit and Loss Comparison July 1 – December 1 for 2024 and 2025.

\$96,875 in assessment collections were received. All assessments except for one property were paid as of the date of this meeting. The property in arrears is scheduled for foreclosure sale on December 17, 2025, if payment in full is not received prior to that date.

6. Committee Updates

- a. Road Committee and Roadside Maintenance - Nick suggested use of powerful blowers was suggested as a means to clear pine needles, pine cones and other debris from the roads.
- b. Fire / Fuel Break / Safety Committee – Nick Szeverenyi
Committee members continue to mark lot corners and identify dead trees needing removal. Valerie saw an *article in Julian Voice*) and suggested we may wish to contact local representatives .
- c. Website – Nick Szeverenyi
No new information at this time.
- d. Daffodil Planting Committee – Nick Szeverenyi
Upcoming rains will soften the soil making planting easier. Eric will send out a notice to interested parties when a date / time for planting is decided.
- e. Emergency Communication (Eric Raimo)
Privacy implications of sharing personal contact information in a group chat was discussed. Eric will investigate established emergency group text services such as Dial My Calls or Textedly and solicit feedback from JE property owners.

7. Continued Action Items

- a. Clarification of Emergency Rule Prohibiting Outdoor Fires - Charlie and Liz Linch withdrew the request for changes to the Emergency Rule.

8. New Business

- a. Trailer on Wild Rose Road
Pursuant to JEPOA 2021 Second Amended and Restated Declaration of Restrictions (CCR) Section 6, the Board asked Eric (as property owner) to speak with tenants of 990 Wild Rose Road and trailer owner to have the trailer removed from the road.
- b. 2026 Board and Officer Election
JEPOA Officers will provide a draft timeline for the 2026 Board and Officer Election process at the next meeting. One Board seat (Steve Spooner) and all Officer positions will be open for candidates.

JEPOA Bylaws Section 3.4 allow for election by acclamation for Director vacancies if the number of candidates is equal to or less than the number of positions to be filled at the election.

The JEPOA Annual Meeting date was tentatively set for July 11, 2026. Discussion of the possibility of having the meeting in the basement of Szeverenyi/Rochester property, with social gathering to follow.
- c. Valerie informed the group of the Julian Voice article about maintaining the Sunrise Highway Fuelbreak. It was suggested that JEPOA Board and property owners might wish to contact the Julian Fire Safe Council and write

to our local, state and federal representatives to voice our interest and support.

- d. Valerie shared two free home pick-up services through San Diego County departments: for e-waste contact the Urban Corps of San Diego County (restricted to seniors 65 years and older), and for hazardous waste pick-up contact the County Environmental Services (no age restriction).
9. Next Board Meeting: March 7, 2026, at 10 AM at 1028 Julian Estates Road (Nick & Marianne's home)
10. Adjournment: Meeting was adjourned at 11:10 AM.

Attachment 2

- Balance Sheet as of 2/09/2026
- Profit and Loss as 7/01/2025 to 2/09/2026
- Profit and Loss Comparison:
07/01/2025 - 2/09/2026 *and*
07/01/2024 – 2/09/2025

Balance Sheet

Julian Estates Property Owner's Association

As of February 9, 2026

DISTRIBUTION ACCOUNT		TOTAL
Assets		
Current Assets		
Bank Accounts		
Chase Checking		108,701.66
CNB - Brokerage (4301)		209,559.24
CNB - Checking		4,825.83
CNB - Money Market		5,097.32
Community Valley Bank Savings		14.00
Total for Bank Accounts		\$328,198.05
Other Current Assets		
Transfer of money		-5,012.70
Total for Other Current Assets		-\$5,012.70
Total for Current Assets		\$323,185.35
Fixed Assets		
Gate System- (Purch. 2000)		6,885.00
Total for Fixed Assets		\$6,885.00
Total for Assets		\$330,070.35
Liabilities and Equity		
Liabilities		
Total for Liabilities		
Equity		
Current Year Increase(Decrease)		0.00
Fund Balance - Begin. OF YR.		0.00
Opening Balance Equity		-883.43
Unrestricted Net Assets		241,751.24
Net Income		89,202.54
Total for Equity		\$330,070.35
Total for Liabilities and Equity		\$330,070.35

Profit and Loss

Julian Estates Property Owner's Association

July 1, 2025-February 9, 2026

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assessment	
Assessments 2025-2026	100,000.00
Total for Assessment	\$100,000.00
Assoc Assessment	
2024-2025 Assessment	2,500.00
Total for Assoc Assessment	\$2,500.00
Interest Income	394.74
Investments	
Interest-Savings, Short-term CD	4,155.80
Total for Investments	\$4,155.80
Miscellaneous Revenue	500.00
Payment Penalty	750.00
Total for Income	\$108,300.54
Gross Profit	\$108,300.54
Expenses	
Accounting Fees	266.00
Accounting/Tax Preparation Fees	1,200.00
Bank Service Charge	35.00
Emergency Gate Repair	798.00
Facilities and Equipment	
Property Insurance	500.00
Total for Facilities and Equipment	\$500.00
Insurance - Liability, D and O	1,050.00
Legal	
Legal fees - Collection Work	-1,545.00
Total for Legal	-\$1,545.00
Main Gate Maintenance	326.00
Main Gate Repair	426.00
Other Types of Expenses	206.00
Road Maintenance	2,950.00
Road Repair Project	
Road repair-repair	9,236.00
Total for Road Repair Project	\$9,236.00
Taxes	
California Income Tax	200.00
IRS Tax amount	1,700.00
Total for Taxes	\$1,900.00
Weed Control & Abatement	1,750.00
Total for Expenses	\$19,098.00
Net Operating Income	\$89,202.54
Net Other Income	
Net Income	\$89,202.54

Profit and Loss Comparison

Julian Estates Property Owner's Association

July 1, 2025-February 9, 2026

DISTRIBUTION ACCOUNT	TOTAL	
	JUL 1 2025 - FEB 9 2026	JUL 1 2024 - FEB 9 2025 (PY)
Income		
Assessment		
Assessments 2025-2026	100,000.00	
Total for Assessment	\$100,000.00	
Assoc Assessment		
2024-2025 Assessment	2,500.00	98,375.00
Total for Assoc Assessment	\$2,500.00	\$98,375.00
Interest Income	394.74	191.33
Investments		
Interest-Savings, Short-term CD	4,155.80	3,161.22
Total for Investments	\$4,155.80	\$3,161.22
Miscellaneous Revenue	500.00	70.00
Payment Penalty	750.00	500.00
Federal Tax Refund		6.15
Transfer fee		50.00
Total for Income	\$108,300.54	\$102,353.70
Cost of Goods Sold		
Gross Profit	\$108,300.54	\$102,353.70
Expenses		
Accounting Fees	266.00	240.00
Accounting/Tax Preparation Fees	1,200.00	765.00
Bank Service Charge	35.00	105.00
Emergency Gate Repair	798.00	
Facilities and Equipment		
Property Insurance	500.00	
Total for Facilities and Equipment	\$500.00	
Insurance - Liability, D and O	1,050.00	975.00
Legal		
Legal fees - Collection Work	-1,545.00	
Legal Fees - General		1,085.00
Legal Fees-Paving		2,365.00
Total for Legal	-\$1,545.00	\$3,450.00
Main Gate Maintenance	326.00	326.00
Main Gate Repair	426.00	622.00
Other Types of Expenses	206.00	3,083.80
Road Maintenance	2,950.00	

Profit and Loss Comparison

Julian Estates Property Owner's Association

July 1, 2025-February 9, 2026

DISTRIBUTION ACCOUNT	TOTAL	
	JUL 1 2025 - FEB 9 2026	JUL 1 2024 - FEB 9 2025 (PY)
Road Repair Project		\$218,179.88
Road repair-repair	9,236.00	120.00
Road-consulting		10,450.00
Total for Road Repair Project	\$9,236.00	\$228,749.88
Taxes		
California Income Tax	200.00	824.67
IRS Tax amount	1,700.00	1,069.00
CA S1-100 Filing Fee		35.00
Total for Taxes	\$1,900.00	\$1,928.67
Weed Control & Abatement	1,750.00	3,420.00
Books, Subscriptions, Reference		121.05
Operations		536.38
Postage, Mailing Service		27.20
Total for Expenses	\$19,098.00	\$244,349.98
Net Operating Income	\$89,202.54	-\$141,996.28
Other Income		
Other Expenses		
Net Other Income		
Net Income	\$89,202.54	-\$141,996.28