

# **Julian Estates Property Owners Association Meeting Minutes**

**July 20, 2024 10:20AM to 11:22AM**

Conducting the meeting: Mike Edinger, President

Minutes recorded by: Marianne Rochester, Treasurer

## **1. ROLL CALL**

Attendance and self-introduction of owners

Jerry Sladkey, Nick Szeverenyi and Marianne Rochester, Mike and Valerie Edinger, Elizabeth Linch, Joe Vahabzadeh, Mark Sayed, and Robert and Alex Bateman, Steve Spooner, Susie Chen, Devin McLean, Ara and Sosi Klijian (and daughter)

Welcome to new owner Susie Chen Vickery (lot 40).

Proxy given to:

Mike Edinger REPRESENTING: John and Sommer Kehrli (lot 6), Mary Lou Jones (lot 11), Jim McNally and Karen Wolfred (lot 16), Cara Sipan (lot 31), Rosemary Keane (lot 38)

Joe Vahabzadeh REPRESENTING: Bob Dighello and Barbara Fryer

There was not a quorum, but no actionable business was planned.

## **2. GENERAL ITEMS**

Please keep your contact information current throughout the year. A new subdivision map and list of owner contact information will be coming soon.

All owners have opted in to receive communication by email (Make sure JE email is not marked as spam). Secret ballots are the exception, which must be done by USPS.

A new JEPOA website has been developed and will be used to share information and documents.

The main gate code has recently been changed to 2020#. Please share this wisely.

Weed whacking has recently been done.

SDG&E in conjunction with the Resource Conservation District of Greater San Diego County has done brush clearing to 20 feet from our road edges.

### 3. REMINDER—PROPERTY MAINTENANCE RESPONSIBILITIES

Thin brush, whack weeds, remove dead/dying trees on your property 50 feet back from road

Overhanging trees to be trimmed minimum of 10' above pavement

Trim brush & trees that block street signs and obstruct view at intersections

Eliminate/reduce invasive plants (Broom/StarThistle/Mustard/Ceanothus/Chemise/Etc.)

The board has discussed implementing a process to hire a contractor to do the required roadside 50-foot easement clearing when an owner fails to remediate JE road easement fire hazards on their lot in a timely manner following an official notification.

### 4. FIRE EXITS

Familiarize yourself the locations and access:

- Heise Park (West)
- Pinecrest (East)
- Whispering Winds (South, we can now drive through the gate on the left just before the end of Julian Estates Road, and down the paved roads of Whispering Winds in the case of fire)
- Any locked gate should open with 8888 on combination lock labeled Julian Estates.

Some grind is left over from the road construction and the transition at the Pinecrest exit will be repaired (there is a large drop off).

At Whispering Wind exit, the left gate (which leads to the Whispering Winds roads should be used since the dirt road is often impassable).

It can be difficult to find your way out of Heise Park. Discussed placing some signs for direction.

### 5. ELECTION

All positions were announced as being open for anyone interested in serving. The election was done by secret ballot; the votes were counted by the Inspector of Elections, Sandra Sladkey. The results are:

President—Liz Linch (1 year term)

Secretary—Karen Wolfred (1 year term)

Treasurer—Marianne Rochester (1 year term)

Board Member—Steve Spooner (2 year term)

Board Members Jim McNally and Mark Sayed will continue their term for a second year.

## 6. JEPOA COMMITTEE

### Fire Safety—Nick Szeverenyi (chair)

Lot corners were marked (and will be re-marked after the road repairs are complete). Dead trees were marked and lot owners notified. Most dead trees were removed. The next step is to notify owners of brush that needs to be cleared. Watch Duty app is a reliable source of active fire information. It has option for notifications.

### IT and website—Nick Szeverenyi

Liz mentioned using Facebook to disseminate information. A group called “Julian Connection” exists. She discussed starting a group for JEPOA. Nick said that comments or suggestions about the website can be left on the website or can be emailed to him. He also said that owners can contribute interesting pictures. The website contains an “Owners” section which is password protected. The password is JulianPie9236. The board section is also password protected.

### Roads—Jim McNally

Overseeing the completion of current planned work and develop future maintenance plans.

### Transition committee—Mike Edinger

This committee will provide information to new officers and board members to allow continuity.

Additional volunteers are needed—remember that “Committee” begins with “COMMIT”!

## 7. BUDGET REVIEW

Marianne provided reports of the final Balance Sheet and Profit and Loss Statement for fiscal year 2023-24. She also provided the Budget for 2024-25, and explained the creation of the budget. These reports are attached.

## 8. ANNUAL REPORT

Karen and Marianne created the two-part Annual Report for JEPOA, which is required by state law to keep our property owners informed of JEPOA’s financial position, and to increase transparency of the board and officer’s activities. The Annual Report must be renewed annually, and is available on our new website under the “Owners” section.



## 9. ROAD MAINTENANCE COMMITTEE REPORT

Mike reported on the undergrounding and paving by SDG&E, which has been completed. Chip seal (think of chunky peanut butter) will be applied to roads which were not repaired by SDG&E. All roads will receive a slurry seal coating (think smooth peanut butter) to extend the life of the roads and make them all look alike. This will be done the last two weeks in August and information will be sent out with more instructions. It will be very important to follow the instructions about driving on the roads. Jim McNally provided a more detailed written report, which is attached.

Nick mentioned that we should have the main gate painted.

## 10. MISCELLANEOUS/ITEMS FROM THE FLOOR

Mik mentioned the recent notice that came out about trespass on individual owners' properties. An individual was cutting trees without the owner's permission. This individual cut live as well as dead trees.

There has also been dumping on a property of plastic containers. We should be mindful of having our contractors take their waste with them.

Mark mentioned that he when he sees people he doesn't recognize, he greets them and asks them about their property number. This helps to let people know that this is a private community if they have wandered in. He also asks people not to trespass on property that is not their own.

Liz mentioned that noise has increased at Julian Estates, and asks that owners are mindful of their neighbors. She also mentioned that speeds on our roads is still an issue, and that there are more children around, so we need to be aware of them and slow down.

## 11. ADJORN

The meeting was adjourned at 11:22 am.

# Julian Estates Property Owner's Association

## Balance Sheet

As of June 30, 2024

|                                     |  | TOTAL               |
|-------------------------------------|--|---------------------|
| <b>ASSETS</b>                       |  |                     |
| Current Assets                      |  |                     |
| Bank Accounts                       |  |                     |
| CNB - Brokerage (4301)              |  | 292,984.06          |
| CNB - Checking                      |  | 28,438.70           |
| CNB - Money Market                  |  | 49,693.48           |
| Community Valley Bank Savings       |  | 4,929.02            |
| <b>Total Bank Accounts</b>          |  | <b>\$376,045.26</b> |
| <b>Total Current Assets</b>         |  | <b>\$376,045.26</b> |
| Fixed Assets                        |  |                     |
| Equipment - Tools                   |  | 883.43              |
| Gate System- (Purch. 2000)          |  | 6,885.00            |
| <b>Total Fixed Assets</b>           |  | <b>\$7,768.43</b>   |
| <b>TOTAL ASSETS</b>                 |  | <b>\$383,813.69</b> |
| <b>LIABILITIES AND EQUITY</b>       |  |                     |
| Liabilities                         |  |                     |
| <b>Total Liabilities</b>            |  |                     |
| Equity                              |  |                     |
| Current Year Increase(Decrease)     |  | 0.00                |
| Fund Balance - Begin. OF YR.        |  |                     |
| Unrestricted Net Assets             |  | 390,236.94          |
| Net Income                          |  | -6,423.25           |
| <b>Total Equity</b>                 |  | <b>\$383,813.69</b> |
| <b>TOTAL LIABILITIES AND EQUITY</b> |  | <b>\$383,813.69</b> |

### Note

FINAL BALANCE SHEET REPORT FOR FISCAL YEAR 2023-2024 (JULY 1,2023-JUNE 30,2024)

## JEPOA Budget 2024-2025

### Assessment \$2500/lot

|   | Actual<br>2023-2024 | Budget<br>July 1, 2024-<br>June 30 2025 |
|---|---------------------|---|
| Assoc Assessment  | \$51,875            | \$102,500                               |
| Document Prep Fee (Estimated)                                 | \$500               | \$200                                   |
| Interest Income (Estimated)                                   | \$11,130            | \$6,000                                 |
| Payment Penalty   | \$528               | \$0                                     |
| Miscellaneous nonrecurring income                             | \$30                | \$0                                     |
| <b>TOTAL INCOME</b>   | <b>\$64,063</b>     | <b>\$108,700</b>                        |
| Accounting/Tax Preparation Fees                               | \$1,435             | \$1,500                                 |
| Bank Service Charge   | \$120               | \$120                                   |
| California Form 199 Filing Fee                                | \$40                | \$40                                    |
| California Income Tax   | \$1,840             | \$1,050                                 |
| Insurance - Dir & Officer Liab                                | \$979               | \$1,000                                 |
| Insurance - General Liability                                 | \$845               | \$1,000                                 |
| IRS Tax amount  | \$4,661             | \$2,000                                 |
| Legal Fees  | \$9,300             | \$4,000                                 |
| Legal fees - Collection work                                  | \$0                 | \$0                                     |
| Main Gate Repair  | \$209               | \$418                                   |
| Other Costs   | \$385               | \$400                                   |
| Postage, Mailing Service                                      | \$188               | \$200                                   |
| Printing and Copying  | \$0                 | \$30                                    |
| Weed Control/Other Road Maintenance                           | \$3,285             | \$3,500                                 |
| Snow Plowing  | \$450               | \$3,000                                 |
| Road Repair Consultant  | \$1,220             | \$5,500                                 |
| Expense   | \$24,957            | \$23,758                                |
| <b>Estimated Inflation Factor for FY 2024-2025 (20%)</b>      |                     | \$4,752                                 |
| Total Expense   |                     | \$28,510                                |
| Net Ordinary Income   | \$66,283            | \$108,700                               |
| Net Income  | \$41,326            | \$80,190                                |
| <b>ROAD REPAIR/MAINTENANCE PROJECT (FROM RESERVE)</b>         |                     | <b>\$250,000</b>                        |
| <b>Reserve funds through 6/30/2024</b>                        |                     | <b>\$380,701</b>                        |
| <b>Road repair fund (collected from assessment 2024-2025)</b> |                     | <b>\$80,190</b>                         |
| <b>Total Reserve</b>  |                     | <b>\$460,891</b>                        |
| <b>Road repair spending estimated for 2024</b>                |                     | <b>\$250,000</b>                        |
| <b>Remaining Reserve</b>                                      |                     | <b>\$210,891</b>                        |

# Julian Estates Property Owner's Association

## Profit and Loss

July 2023 - June 2024

|  | TOTAL              |
|--|--------------------|
| Income                                 |                    |
| Assoc Assessment                       |                    |
| 2022/2023 Assessment                   | 1,250.00           |
| 2023-2024 Assessment                   | 51,250.00          |
| <b>Total Assoc Assessment</b>          | <b>52,500.00</b>   |
| Document Prep Fee                      | 550.00             |
| Interest Income                        | 474.89             |
| Investments                            |                    |
| Interest-Savings, Short-term CD        | 12,341.74          |
| <b>Total Investments</b>               | <b>12,341.74</b>   |
| Miscellaneous Revenue                  | 30.00              |
| Payment Penalty                        | 528.28             |
| <b>Total Income</b>                    | <b>\$66,424.91</b> |
| <b>GROSS PROFIT</b>                    | <b>\$66,424.91</b> |
| Expenses                               |                    |
| Accounting Fees                        | 360.00             |
| Accounting/Tax Preparation Fees        | 1,075.00           |
| Bank Service Charge                    | 120.00             |
| Insurance - Dir & Officer Liab         | 979.00             |
| Insurance - General Liability          | 1,753.00           |
| Legal                                  |                    |
| Legal fees - Collection Work           | 0.00               |
| Legal Fees - General                   | 2,100.00           |
| Legal Fees-Election                    | 1,100.00           |
| Legal--SDGE                            | 6,100.00           |
| <b>Total Legal</b>                     | <b>9,300.00</b>    |
| Main Gate Maintenance                  | 490.00             |
| Other Costs                            |                    |
| Office/General Administrative Expenses | 242.82             |
| <b>Total Other Costs</b>               | <b>242.82</b>      |
| Postage & Office Supplies              | 142.48             |
| Postage, Mailing Service               | 188.00             |
| Road Maintenance                       | 3,285.00           |
| Road Repair Project                    | 1,220.00           |
| Snow Plowing                           | 450.00             |

Julian Estates Property Owner's Association

Profit and Loss

July 2023 - June 2024

|                           | TOTAL       |
|---------------------------|-------------|
| Taxes                     |             |
| CA Form S1-CID Filing Fee | 40.00       |
| California Income Tax     | 1,840.00    |
| IRS Tax amount            | 4,661.00    |
| Total Taxes               | 6,541.00    |
| Total Expenses            | \$26,146.30 |
| NET OPERATING INCOME      | \$40,278.61 |
| NET INCOME                | \$40,278.61 |

Note

FINAL PROFIT AND LOSS REPORT FOR FISCAL YEAR 2023-2024 (JULY 1,2023-JUNE 30,2024



7.20.2024

## Summary of JE Road Committee activities for Annual Owners Meeting

- Two out of the three phases of the road improvement project at Julian Estates have now been completed.
  - Phase I was the major road repairs and crack fill work conducted by United Paving in September 2022. This was funded by JEPOA.
  - Phase II, completed in June 2024, was the SDG&E-funded asphalt grind and asphalt overlay on the entire length of Julian Estates Road and the trench impacted roads of E. Incense Cedar and Toyon Mountain Rd. The average overlay thickness is greater than 2 inches. Assuming an estimate of \$2-3/ sq ft for grinding and overlay<sup>1</sup> and 7800' long x 22' wide for the SDG&E affected roads, if funded by JEPOA, it is estimated that the cost of the overlay would have been approximately \$350,000 - \$500,000.
  - SDG&E initially had offered to only repair the trench footprint with asphalt, which is what it looked like before the recent grind and asphalt overlay construction activities. The Road Committee negotiated with SDG&E for about a year before SDG&E finally agreed to install the overlay on the trench-affected roads as well as the access road (Julian Estates Rd from the gate to Toyon Mountain Road) after the trenching activities were completed.
- The last and final work on this project, Phase III, is scheduled to be conducted August 19-30 and will consist of a chip seal application on the roads not receiving the asphalt overlay (Toyon Mountain Lane, Wild Rose Road, and W. Incense Cedar Road) followed by a slurry (also called Type II) seal application to all Julian Estates Roads. Also included in this phase will be improvements to a portion of Julian Estates Rd (cape seal applied to a slough), the E. Incense Cedar emergency exit (cape seal at the entrance off the road), and adjustments to a residence driveway that was impacted by the asphalt overlay.
  - A description of traffic management measures and a schedule of expected driving restriction days will be circulated to owners before the August road work commences.
  - The chip seal application during the week of August 19<sup>th</sup> will have fewer driving restrictions than the following week of August 26<sup>th</sup>, when the slurry seal will be applied.
  - Slurry seal is a liquid when it is applied and requires longer time to dry than chip seal. If it is driven on before it is sufficiently dry, it can cause damage to vehicles and will also ruin the slurry seal coating. **Therefore, it is absolutely imperative that all residents and visitors plan ahead and avoid driving on a slurry seal-impacted road until it is ready for vehicle traffic again. This cannot be emphasized enough!**
    - Like the CALTRANS signs say: **“Temporary Inconvenience, Permanent Improvement”**

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<sup>1</sup> Per Homeguide.com, cost of milling asphalt is \$0.25 - \$0.75 / sq ft. and per County of San Diego Department of Public Works Unit Price List, cost of 1-2 inch asphalt overlay is \$1.28/sq ft. (the thickness of the overlay applied at Julian Estates was greater than 2 inches, on average)