Julina Park Owners Association

Board Meeting Sunday, February 1, 2026

Meeting was held at the Redmond Grange Hall with an online option. Meeting was called to order at 3:02PM. Board Members Chaz Ehlers, Debbie Thomas, and Kari Perri were present. Nine other lots from Julina Park were present as well as Hannah Allen and Terri Bilyeu from OnCall.

Hannah requested to add landscaping to New Business on the agenda. Kari motioned to approve agenda with landscaping. Debbie 2nd. Approved.

Presidents Report: President Kari presented a letter with the Boards Commitment, Elected Board of Directors, and contact information. Mary Miller turned in her resignation from the Julina Park Board of Directors, and President Kari accepted the resignation. The board position is open.

Treasurer's Report: As of 2.1.2026 the total balance is $29,267.60. This balance includes both the operating funds as well as the reserve funds. OnCall will coordinate with the board to create a separate account for reserve funds. Accounts receivable shows about $8,000, which reflects unpaid dues. OnCall continues to work with owners to bring all accounts up to date. The 2025 Profit and Loss reports shows there was a net income of $200 for 2025. OnCall is still working to clarify QB account.

New Business

ARC: The Julina Board is looking for 3-5 committee members to create an ARC Committee. Chaz Ehlers and Robert Perri self-nominated for the position and are looking for one more member. The ARC application will be updated in the coming future.

Enforcement Procedures – CC&R's and Bylaws

Schedule of Fines: OnCall recommends creating/updating a document that outlines enforcement procedures, fines associated with infractions and late payment procedures. OnCall to send board documents for review.

Communication Procedures: All complaints will be sent to OnCall at julinapark@oncallco.us as they are a neutral third party. All complaints will remain confidential.

Fencing and benches for park: The City of Remond has guidelines around what can and cannot be done to the common area. It cannot be made into a dog park, as the original intent was for children. Please be considerate and clean up after your pets. President Kari will look into finding the boundaries/lot lines from common area to personal property.

Landscaping: The previous landscaper is unable to be contacted at this time, and OnCall is tasked with receiving bids for 2026 landscaping.

QuickBooks: The board agreed to continue keeping the QuickBooks file in one central location at the OnCall office. The board will continue to have access when it is needed.

Next Board Meeting – 6:00 Tuesday, April 28, 2026.

Open Forum: Topics discussed included maintenance for the "accessway", snow removal, and amending the CC&R's for the Accessway.

The meeting adjourned at 4:09PM.

Respectfully submitted by
Hannah Allen
OnCall
For Julina Park Owners Association