

Julina Park Owners Association
Annual Owners Meeting Minutes
December 13, 2025 held at Pappy's Pizzeria

The meeting was called to order at 11:39am. Quorum was met as 16 lots were present in person and 2 were present by proxy.

Year in Review/Boards Report: The Board reports their goal for 2025 has been to maintain the association and keep things afloat.

Financial Report: The financial reports presented at the meeting will be available through the Julina Park website at www.julinapark.com.

- a) The Balance Sheet and Profit and Loss Report were presented.
- b) As of November 30, 2025 the bank balance is \$29,687.08. This includes both operation and reserve funds. In 2026, reserves will be transferred to a money market account.
- c) Projections: OnCall projected that Julina will end the year with approximately \$28,000. The association will receive a year-end report for 2025 once the year concludes.
- d) 2026 Budget: OnCall presented the budget for 2026. Highlights were; OnCall will handle all mail moving forward and the PO Box for Julina will no longer be needed. The bookkeeping and board assistance is new vendor OnCall. Contingency is extra money allotted to emergencies that were not budgeted for and to avoid special assessments. Directors and Officers insurance will be added for protection of the board members. Licensing is for Secretary of State yearly filing. Office supplies are included in OnCall's rate. Reserve Study: New line item, looks at the financials and components of an association and creates a 30-year plan for repair and replacement. This covers the park as a common area. Landscape and maintenance includes backflow testing and irrigation. Water is only for City of Redmond utility bill.
 - a. 2026 Annual Dues will be \$145 per lot, which is an increase of \$10.00 from 2025.
 - b. Currently, the association has \$8k in unpaid dues. OnCall will start the process of bringing all accounts into good standing.

New Business: Vendor Update – OnCall LLC: OnCall has been hired as the association's bookkeeper. They will also provide board assistance, such as helping with meeting minutes, etc, as requested by the board. As board members change, OnCall provides a consistent contact and record keeping. OnCall's goal is to follow all Bylaws, CC&R's, ORS's and report to the owners. In addition, if there are concerns about the quality of the work of a vendor (such as snow removal), let OnCall know and they will contact the vendor.

- a) Email Updates: OnCall prefers to communicate via email to keep costs down and saves time. If you have not turned in your updated contact information, please do so.

Board of Directors Election:

- a) 3 openings for 2025-2027 term – Seat 1, Seat 3 and Seat 5
- b) Presentation of candidates and nominations from the floor: Kari Perry, Mary Miller, Chaz Ehlers, Gina Blakely and Brenda Stevens all nominated themselves for a board position. Owners voted and the new board members are:
 - a. Seat 1: Kari Perry
 - b. Seat 3: Mary Miller
 - c. Seat 5: Chaz Ehlers

Open Forum: Topics presented to the board were adding a fence for a dog park, non-compliance, adding a bench in common area, maintaining the website, and yard sales.

The new board members are to meet immediately after adjournment for a Special Board Meeting.

Meeting adjourned at 12:52

Respectfully submitted by Hannah, OnCall LLC