



**BOARD OF DIRECTORS
SAN DIEGO COUNTRY ESTATES ASSOCIATION
OPEN SESSION
SEPTEMBER 24, 2024**

Directors Present:

Jeff Wells, President
Vanessa Jerrell, Vice President
Jacqueline Sedler, Treasurer
Kathleen Kankelberg, Secretary
John Rajcic, Director

Staff Present:

Darren Shaw, General Manager
Nim Miranda, Executive Assistant
Juli Elliott, Director of Financial Operations
Joshua Jones, Assistant General Manager

The meeting was called to order at 7 p.m. by Jeff Wells.

1. PRESIDENT'S REPORT

Jeff Wells reported on the executive session before the open meeting. Discussion items were 1) approval of August 27, August 30, and September 12, 2024 executive session minutes, 2) member appeals (2), 3) contract matter, 4) personnel matter, and 5) approval of lien foreclosure for non-payment of assessments.

2. OPEN FORUM

Owners commented on the following:

- Pickleball clinic for beginners
- Four owners commented regarding proposed revisions to Community Handbook Provision 1.16
- Equestrian management

3. APPROVAL OF AUGUST 27, 2024 BOARD MEETING MINUTES

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to approve the August 27, 2024 board meeting minutes. Ayes: 5. The motion carried.

4. RESERVE/CAPITAL/OPERATIONS PURCHASES

A motion was made by Jacqueline Sedler and seconded by Kathleen Kankelberg to approve the proposal of SoCal Shade Sails at a cost of \$65,505 for the pocket park shade structure project to address county requirements. Ayes: 4. Nays: Vanessa Jerrell. The motion carried.

A motion was made by John Rajcic and seconded by Vanessa Jerrell to approve the purchase of a 2024 Express Cargo Van 2500 for \$49,132. Ayes: 4. Abstain: Jacqueline Sedler. The motion carried.

5. GENERAL MANAGER'S REPORT

Darren Shaw provided a monthly activity report.

6. REPORT ON AUGUST 2024 FINANCIALS

Treasurer Jacqueline Sedler provided a summary of the August 2024 financials.

7. CONSENT CALENDAR

A motion was made by Vanessa Jerrell and seconded by Kathleen Kankelberg to approve the consent calendar as presented. Ayes: 5. The motion carried. The following items were approved:

- A. Preliminary financials for August 2024
- B. Ratification by the sub-committee of all check registers, general ledger, delinquent receivables report, current reconciliations of all bank accounts, bank statements prepared by financial institutions, and income and expense statements for the operating and reserve accounts for August 2024
- C. Transferring of funds to the SDCEA Enterprise Bank Operating account from the ATM account for September 2024
- D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for October 2024

8. PROPOSED REVISIONS TO PROVISION 1.16 OF THE COMMUNITY HANDBOOK – MOTORIZED VEHICLES ON THE TRAILS AND EASEMENTS (CONDITIONAL APPROVAL)

A motion was made by Vanessa Jerrell and seconded by Jacqueline Sedler to table this item. Ayes: 5. The motion carried.

9. GOLF COURSE CLOSURE SCHEDULE FOR 2025 (FORMAL CONSIDERATION)

A motion was made by Kathleen Kankelberg and seconded by John Rajcic to formally approve the golf course closure schedule for 2025. Ayes: 5. The motion carried.

10. GOLF EVENT SCHEDULE FOR 2025 (FORMAL CONSIDERATION)

A motion was made by Jacqueline Sedler and seconded by Kathleen Kankelberg to approve the golf clubs event schedule for 2025 contingent on the SVGC Golf board's approval. Ayes: 5. The motion carried.

11. APPOINT CHAIRPERSON OF 2025 NOMINATING COMMITTEE (FORMAL CONSIDERATION)

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to appoint Jacqueline Sedler as a chairperson of the Nominating Committee. Ayes: 5. The motion carried.

12. APPOINT MEMBER TO SAN VICENTE VALLEY NEWS EDITORIAL COMMITTEE (FORMAL CONSIDERATION)

A motion was made by Jacqueline Sedler and seconded by Vanessa Jerrell to appoint member Cheryl Schlauch to the San Vicente Valley News Editorial Committee. Ayes: 5. The motion carried.

13. APPROVAL OF LIEN FOR NON-PAYMENT OF ASSESSMENTS (FORMAL CONSIDERATION)

A motion was made by Jacqueline Sedler and seconded by Kathleen Kankelberg to approve the resolution authorizing the filing of one lien for non-payment of association assessments. Ayes: 5. The motion carried.

14. RATIFY APPROVAL OF LIEN FORECLOSURE FOR NON-PAYMENT OF ASSESSMENTS (FORMAL CONSIDERATION)

A motion was made by Jacqueline Sedler and seconded by Kathleen Kankelberg to ratify an earlier board decision made in the executive session to foreclose a lien on the property with the APN 288-520-08-00. Ayes: 5. The motion carried.

The meeting was adjourned at 8:23 p.m.

Kathleen Kankelberg, Secretary

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