



SAN DIEGO COUNTRY ESTATES ASSOCIATION
BOARD OF DIRECTORS
OPEN SESSION
April 15, 2025

Directors Present:

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

Directors Not Present:

Jacqueline Sedler, Treasurer

Staff Present:

Carl Weise, General Manager
Joshua Jones, Assistant General Manager
Meghan Vignes, Executive Assistant

The meeting was called to order at 7:02 pm by Jeff Wells.

1. PRESIDENT'S REPORT

Jeff Wells presented to the board and members public allegations that were made by a board member against staff for improper actions regarding fiscal responsibility. Pete Smith was asked to contribute to the presentation.

2. GENERAL MANAGER'S REPORT

Carl Weise provided an update on new personnel, annual audit, and the upcoming board of director election.

3. OPEN FORUM

Owners commented on the following:

- Concerns about fishing on the golf course
- Concerns about the expansion of motorcycle track at Barona

4. APPROVAL OF MARCH 25, 2025, BOARD MEETING MINUTES

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to approve the March 25, 2025 board meeting minutes. Ayes: 4. Not Present: Jacqueline Sedler. The motion carried.

5. RESERVE/CAPITAL/OPERATION PURCHASES

A motion was made by Vanessa Jerrell and seconded by Jeff Wells to table the reserve project of resurfacing pickleball courts 3 and 4. Ayes: 4. Not present Jacqueline Sedler. The motion carried. A motion was made by John Rajcic and

seconded by Kathleen Kankelberg to approve the reserve replacement of seven collars on the golf course for the amount of \$32,940.00. Ayes: 3. Not present: Jacqueline Sedler: Abstain: John Rajcic. The motion carried.

6. REPORT ON MARCH 2025 FINANCIALS

Carl Weise provided a summary of the March 2025 financials.

7. CONSENT CALENDAR

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to approve the consent calendar as presented. Ayes: 4. Not present: Jacqueline Sedler. The motion carried. The following items were approved:

- A. Preliminary Financials for March 2025
- 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 March 2025
- C. Transferring of funds to the SDCEA Enterprise Bank Operating account from the ATM account for April 2025
- D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for April 2025
- E. Transferring of funds to the Enterprise Bank Capital account from the SDCEA Operating Account for May 2025
- F. Transferring of funds to the Reserve Account to pay back loan – April 2025

8. PROJECT UPDATES

Joshua Jones, Assistant General Manager, and Duane Dobrotin, Facilities Maintenance Manager, presented updates on ongoing projects in the community.

9. EQUESTRIAN RULES

A motion was made by John Rajcic and seconded by Kathleen Kankelberg to conditionally approve the equestrian facility rules as presented and send out for 28-day review and comment period to SDCEA homeowners. Ayes: 4. Not present: Jacqueline Sedler. The motion carried.

10. ANNUAL AUDIT REPORT FOR FISCAL YEAR 2024

A motion was made by John Rajcic and seconded by Kathleen Kankelberg to accept the annual audit report as presented by the Auditor, Levy, Erlanger & Company. Ayes: 4 Not present: Jacqueline Selder. The motion carried.

The meeting was adjourned at 8:47 pm

Kathleen Kankelberg, Secretary