BOARD OF DIRECTORS
SAN DIEGO COUNTRY ESTATES ASSOCIATION
16911 GUNN STAGE RD, IEC ROTUNDA
OPEN SESSION MINUTES
OCTOBER 28, 2025

Director's Present:
Jeffrey Wells, President
Jodie Taylor, Vice President
Vanessa Jerrell, Secretary
John Massery, Treasurer
Roger Rajcic, Director

Staff Present:
Carl Weise, General Manager
Joshua Jones, Assistant General Manager
Meghan Vignes, Executive Assistant
Maureen Brown, Director of Financial Operations

The meeting was called to order at 7:00 pm by Jeff Wells.

1. **PRESIDENT'S REPORT**

Discussion regarding Executive Session Disclosure: The Board met earlier today to discuss and act on 1) Executive Session Minutes of September 30, 2025, and October 14, 2025, 2) Legal Matters, 3) Collections, 4) Personnel

2. **TREASURERS STATEMENT**

John Massery spoke about Budget Process and noted changes in user fees and would make recommendations as the board discussed budget approval.

3. **GENERAL MANAGER'S REPORT**

Carl Weise and Joshua Jones provided ongoing project updates.

4. **OPEN FORUM**

An open forum was held where members were given the opportunity to address the Board of Directors.

5. **APPROVAL OF SEPTEMBER 30, 2025, BOARD MEETING MINUTES AND OCTOBER 16, 2025, BUDGET MEETING MINUTES**

A motion was made by Jodie Taylor and seconded by Vanessa Jerrell to approve the September 30, 2025, Board meeting Minutes and October 16, 2025, Budget Meeting Minutes. Ayes: 5. The motion carried.

6. **RESERVE/CAPITAL/OPERATION PURCHASES**
    A. Road Base – Class 2 infield and Compost Area

A motion was made by Jodie Taylor and seconded by Vanessa Jerrell to approve the reserve request to add Class 2 Road Base material to two areas of the IEC, the infield and Compost area, as proposed by Chris Claxton Services., at a total cost of $13,500 to be paid from reserves. Ayes: 5. The motion carried.

    B. Emergency Reserve Request – Pump Station VFD Replacement

A motion was made by Jodie Taylor and seconded by Vanessa Jerrell to approve the emergency reserve purchase of the Pump Station VFD replacement as proposed by Eagle Pump Services, Inc., at the total cost of $11,571.50 to be paid from the reserves. Ayes: 5. The motion carried.

7. **TREASURER REPORT ON SEPTEMBER 2025 FINANCIALS**

Treasurer John Massery provided a summary of the September 2025 financials.

8. **CONSENT CALENDAR**

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

A. Preliminary Financials for September 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 August 2025
C. Transferring funds to the SDCEA Enterprise Bank Operating account from the ATM account for September 2025
D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for October 2025
E. Transferring funds to Enterprise Bank Capital account from the SDCEA Operating Account for October 2025
F. Transferring funds to the Reserve Account to pay back loan – October
G. Approval of Liens for Non-Payment of Assessments (14)
H. Ratify Approval of Foreclosures for Non-Payment of Assessments (2)
I. Employee Holiday Party (closure of the clubhouse at 4 p.m. on December 15, 2025)

9. **NEW BUSINESS**

Approval of the 2026 Operating Budget (Formal Approval)

A motion was made by Vanessa Jerrell and seconded by Roger Rajcic to table approval of the 2026 Budget. Ayes: 3. Nayes: Jeffrey Wells and John Massery. The motion carried.

10. **Appoint Inspector of Elections for 2026 Election (Formal Approval)**

A motion was made by Jodie Taylor and seconded by Roger Rajcic to approve The Inspector of Elections contract as proposed by Carl Weise, and to work with Vanessa Jerrell to review and finalize the contract for the Association's Inspector for the 2026 election. Ayes: 5. The motion carried.

11. **Approval of Golf Closure & Golf Events Calendar**

A motion was made by Roger Rajcic and seconded by Jodie Taylor to approve the Golf Closures & Golf Events calendar as presented. Ayes: 5. The motion carried.

12. **Appointment of Equestrian Committee Member (Formal Approval)**

A motion was made by Vanessa Jerrell and seconded by Jodie Taylor to appoint Christina Payne as Equestrian Committee member. Ayes: 5. The motion carried.

13. **Appoint Chair of ECC (Formal Approval)**

A motion was made by Roger Rajcic and seconded by Jodie Taylor to appoint Roger Johnson as Chair of the ECC committee. Ayes: 5. The motion Carried

14. **Appoint Chair of Nominating Committee (Formal Approval)**

A motion was made by John Massery and seconded by Roger Rajcic to nominate Jodie Taylor as Chair to the Nominating Committee. Ayes: 5. The motion carried.

Notice: The next regularly scheduled Board of Directors meeting is at 7 pm on Tuesday November 18, 2025, at IEC Rotunda, 16911 Gunn Stage Road, Ramona, CA 92065.

The meeting was adjourned at 8:55 pm.

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Vanessa Jerrell, Secretary