



**BOARD OF DIRECTORS
OPEN SESSION MINUTES
24157 SAN VICENTE ROAD, SAN VICENTE ROOM
SAN DIEGO COUNTRY ESTATES ASSOCIATION
DECEMBER 16, 2025 – 7 P.M.**

Directors Present:

Jodie Taylor, President
Vanessa Jerrell, Vice President
Lisa Blackburn, Secretary
John Massery, Treasurer
Roger Rajcic, Director

Staff Present:

Pete Smith, Interim General Manager
Joshua Jones, Assistant General Manager
Maureen Brown, Director of Financial Operations
Meghan Vignes, Executive Assistant

The meeting was called to order at 7:00 pm by Jodie Taylor.

1. APPOINT DIRECTOR TO FILL VACANCY

A motion was made by John Massery and seconded by Vanessa Jerrell to appoint Lisa Blackburn to fill the term left vacant by Jeffrey Wells, effective immediately, such term to conclude at the April 2026 Election. Ayes: 4. The motion carried.

2. ELECTION OF OFFICERS

A motion was made by Roger Rajcic and seconded by Vanessa Jerrell to appoint a new slate of officers for the association. Ayes 5. The motion carried.

Jodie Taylor- President
Vanessa Jerrell – Vice President
Lisa Blackburn – Secretary
John Massery – Treasurer
Roger Rajcic - Director

3. APPOINTMENT OF NEW INTERIM GENERAL MANAGER

A motion was made by Vanessa Jerrell and seconded by Roger Rajcic to accept the proposal and appoint Matt Brumbaugh as the Interim General Manager effective December 17, 2025. Ayes: 5. The motion carried.

4. APPROVAL OF NOVEMBER 18, 2025, BOARD MEETING MINUTES

A motion was made by Vanessa Jerrell and seconded by John Massery to approve the November 18, 2025, Board meeting Minutes. Ayes: 5. The motion carried.

5. OPEN FORUM

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

6. RESERVE/CAPITAL/OPERATION PURCHASES

None

7. TREASURER REPORT ON NOVEMBER 2025 FINANCIALS

Treasurer John Massery indicated that a review of the November financials will be discussed at the January 2026 open meeting.

8. CONSENT CALENDAR

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

- A. Accept Preliminary Financials for November 2025
- B. Transferring funds to the SDCEA Enterprise Bank Operating account from the ATM account for November 2025
- C. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for December 2025
- D. Transferring funds to Enterprise Bank Capital account from the SDCEA Operating Account for December 2025
- E. Transferring funds to the Reserve Account to pay back loan - November
- F. Appoint slate of candidates to nominating committee.
- G. Approval of Board Calendar.

9. NEW BUSINESS

A. EQ Charter (Conditional Approval)

A motion was made by John Massery and seconded by Roger Rajcic to conditionally approve the Equestrian Committee charter changes presented. Ayes: 5. The motion carried.

B. Finance Committee Charter (Conditional Approval)

A motion was made by John Massery and seconded by Lisa Blackburn to conditionally approve the Finance Committee charter with the following modifications: to meet once a month, to have the committee appointed annually in February. Ayes: 5. The motion carried.

C. Women's Golf Club Bylaws (Conditional Approval)

A motion was made by Roger Rajcic and seconded by Lisa Blackburn to conditionally approve the proposed changes as presented. Ayes: 5. The motion carried.

D. Board regular meetings for January (Discussion)

A motion was made by Roger Rajcic and seconded by Lisa Blackburn to move the January 2026 Board meeting from January 27, 2026, to Friday, January 16, 2026, at 7 pm. Ayes: 5. The motion carried.

Notice: The next regularly scheduled Board of Directors meeting is at 7 pm Friday, January 16, 2026, in the IEC Rotunda, 16911 Gunn Stage Road, Ramona, CA 92065.

The meeting was adjourned at 8:18 pm.

Lisa Blackburn, Secretary

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