



**BOARD OF DIRECTORS
OPEN SESSION MINUTES
16911 GUNN STAGE ROAD, ROTUNDA
SAN DIEGO COUNTRY ESTATES ASSOCIATION
JANUARY 16, 2026 – 7 P.M.**

Directors Present:

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

Staff Present:

Matt Brumbaugh, Interim General Manager
Joshua Jones, Assistant General Manager
Maureen Brown, Director of Financial Operations
Lisa Everett, Director of Operations

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

1. PRESENTATION ON CLASS ACTION LAWSUIT

Josh Carlon with Atkinson, Andelson, Loya, Ruud & Romo provided a legal update on the Smith v. SDCEA Class Action Lawsuit.

2. APPROVAL OF DECEMBER 16, 2025, BOARD MEETING MINUTES

A motion was made by Vanessa Jerrell and seconded by Lisa Blackburn to approve the December 16, 2025, Board meeting minutes. Ayes: 5. The motion carried.

3. OPEN FORUM

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

4. RESERVE/CAPITAL/OPERATION PURCHASES

A motion was made by John Massery and seconded by Roger Rajcic to approve the replacement of the ROP well using Aspin Well Drilling at a cost not to exceed \$42,000. An amendment was motioned by Jodie Taylor and seconded by Vanessa Jerrell to approve the replacement of the well using Aspin Well Drilling at a cost not to exceed \$42,000 providing that decommission of the current well be included in the existing quote. Ayes: 5. The motion carried.

A motion was made by Vanessa Jerrell and seconded by Lisa Blackburn to approve the replacement of the kitchen fryer at a cost of \$35,100. Ayes: 5. The motion carried.

5. TREASURER REPORT ON NOVEMBER 2025 FINANCIALS

Treasurer John Massery provided a review of the November 2025 financials.

6. CONSENT CALENDAR

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

- A. Accept Preliminary Financials for December 2025.
- B. Transferring funds to the SDCEA Enterprise Bank Operating account from the ATM account for December 2025.
- C. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for January 2026.
- D. Transferring funds to Enterprise Bank Capital account from the SDCEA Operating Account for January 2026.
- E. Transferring funds to the Reserve Account to pay back loan – December 2025.
- F. Approval of Liens for Non-Payment of Assessments (8).
- G. Ratify Approval of Foreclosures for Non-Payment of Assessments (4).
- H. Approval of Updated Board Calendar.
- I. Appoint Interim General Manager to Assistant Secretary.

7. UNFINISHED BUSINESS

Pete Smith provided an update on ongoing projects throughout the Association and items of members' input from the previous meeting. Included was an update on the reeds issue, and Pete confirmed the application for state approval was submitted prior to the deadline.

8. NEW BUSINESS

A. Election Packet (Formal Approval)

A motion was made by Vanessa Jerrell and seconded by Lisa Blackburn to approve the election packet as presented. The candidate names will appear on the ballot in the following order: Deanne Markle, Melanie Perry, Vanessa Jerrell, Lisa Blackburn, Richard Drewery, and Roger Rajcic. Ayes: 5. The motion carried.

B. Board Meeting Date for May (Discussion)

A motion was made by Vanessa Jerrell and seconded by Lisa Blackburn to table item until the next board meeting. Ayes: 5. The motion carried.

C. Employees Sitting at the Bar (Discussion)

A motion was made by Jodie Taylor and seconded by Vanessa Jerrell to remove item .4 in the SDCEA Employee Handbook stating, "Employees are not permitted to sit or stand at the bar counter in the Par Lounge." Ayes: 1. Nays: John Massery, Roger Rajcic, Vanessa Jerrell, Lisa Blackburn. The motion failed.

D. SVGC Amended Rules and Bylaws (Conditional Approval)

A motion was made by Lisa Blackburn and seconded by John Massery to conditionally approve the proposed changes as presented to the SVGC Amended Rules and Bylaws and post for 28-day member comment period. Ayes: 5. The motion carried.

E. Valley News Charter (Conditional Approval)

A motion was made by Lisa Blackburn and seconded by John Massery to conditionally approve the Valley News Charter as presented and post for 28-day member comment period. Ayes: 5. The motion carried.

Notice: The next regularly scheduled Board of Directors meeting is at 7:00 pm, Friday February 24, 2026, in the San Vicente Room, 24157 San Vicente Road, Ramona, CA 92065.

The meeting was adjourned at 8:45 PM

Lisa Blackburn, Secretary

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