



**BOARD OF DIRECTORS
SAN DIEGO COUNTRY ESTATES ASSOCIATION
OPEN SESSION
DECEMBER 17, 2024**

Directors Present:

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

Staff Present:

Pete Smith, Interim General Manager
Joshua Jones, Assistant General Manager
Juli Elliott, Director of Financial Operations
Nim Miranda, Executive Assistant

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 November 12 and November 22 executive session minutes, 2) personnel matters (2), 3) contract matters (2), and 4) member appeals (2).

2. OPEN FORUM

Owners commented on the following:

- Clearing of easements
- Necessity of hiring outside contractors
- Food and Beverage financials
- Appreciation of board and staff
- Operational deficit in Equestrian department

3. APPROVAL OF NOVEMBER 12, 2024 BOARD MEETING MINUTES

A motion was made by Vanessa Jerrell and seconded by Jacqueline Sedler to approve the November 12, 2024 board meeting minutes. Ayes: 5. The motion carried.

4. RESERVE/CAPITAL/OPERATIONS PURCHASES

A motion was made by Kathleen Kankelberg and seconded by Jacqueline Sedler to approve Thompson Painting to paint twenty-nine (29) lodge rooms with a cost not to exceed \$76,560. Ayes: 5. The motion carried.

A motion was made by Kathleen Kankelberg and seconded by Jacqueline Sedler to approve the purchase of case goods for the lodge rooms with a cost not to exceed \$63,448. Ayes: 5. The motion carried.

5. GENERAL MANAGER'S REPORT

Pete Smith thanked staff for their coordinated efforts to maintain services during the power outage and gave a general overview of his perspective of why the dues increase was necessary.

6. REPORT ON NOVEMBER 2024 FINANCIALS

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

7. CONSENT CALENDAR

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

- A. Preliminary financials for November 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 November 2024
- C. Transferring of funds to the SDCEA Enterprise Bank Operating account from the ATM account for December 2024
- D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for January 2025
- E. Transferring of funds to the Enterprise Bank Capital account from the SDCEA Operating Account for January 2025
- F. Transferring funds to the Reserve Account to pay back loan – December 2024
- G. Investment Recommendations – 1st Quarter 2025
- H. Administration Office Floor Replacement
- I. Well Tanks at International Equestrian Center
- J. DG for International Equestrian Center and Casey Tibbs Western Center
- K. Jumps at International Equestrian Center

8. PROPOSED REVISIONS TO THE COMMUNITY HANDBOOK PROVISION 1.16 – MOTORIZED VEHICLES ON TRAILS AND EASEMENTS (FORMAL CONSIDERATION)

A motion was made by Jacqueline Sedler and seconded by Jeff Wells to formally approve the revision to SDCEA Handbook Section 1.16 Motorized Vehicles on Trails and Easements. Ayes: 5. The motion carried.

9. GOLF COURSE WATER STORAGE COMMITTEE CHARTER (FORMAL CONSIDERATION)

A motion was made by Jacqueline Sedler and seconded by Kathleen Kankelberg to formally approve the Golf Course Water Storage Committee Charter. Ayes: 5. The motion carried.

10. APPOINT GOLF COURSE WATER STORAGE COMMITTEE MEMBERS (FORMAL CONSIDERATION)

A motion was made by Vanessa Jerrell and seconded by Kathleen Kankelberg to appoint board members Jeff Wells and Kathleen Kankelberg to the Golf Course Water Storage Committee and authorize them to select five (5) additional committee members from the list of volunteers. Ayes: 4. Nays: Jacqueline Sedler. The motion carried.

11. APPOINTMENT TO ENVIRONMENTAL CONTROL COMMITTEE (FORMAL CONSIDERATION)

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to appoint Thomas Campbell to the ECC. Ayes: 5. The motion carried.

12. APPROVAL OF LIENS FOR NON-PAYMENT OF ASSESSMENTS (FORMAL CONSIDERATION)

A motion was made by Jacqueline Sedler and seconded by Vanessa Jerrell to approve the resolution to file twenty (20) liens for unpaid Association assessments. Ayes: 5. The motion carried.

The meeting was adjourned at 8:12 p.m.

Kathleen Kankelberg, Secretary

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