



**BOARD OF DIRECTORS
SAN DIEGO COUNTRY ESTATES ASSOCIATION
OPEN SESSION
AUGUST 27, 2024**

Directors Present:

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

Staff Present:

Darren Shaw, General Manager
Nim Miranda, Executive Assistant
Juli Elliott, Director of Financial Operations
Joshua Jones, Assistant General Manager

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 July 23, July 26, August 19, and August 23, 2024, executive session minutes, 2) approval of three lien foreclosures for non-payment of assessments, and 3) (four) member appeals.

2. OPEN FORUM

Owners commented on the following:

- Organize more events in the equestrian community
- Guest passes – a good marketing tool
- Financial presentations need to be transparent
- Good improvement around pickleball courts – San Vicente Park
- Dog waste station on Bellemore Drive is needed
- Expanding horse trails

3. APPROVAL OF JULY 23 AND AUGUST 23, 2024 BOARD MEETING MINUTES

A motion was made by Vanessa Jerrell and seconded by John Rajcic to approve the July 23 and August 23, 2024 board meeting minutes. Ayes: 5. The motion carried.

4. RESERVE/CAPITAL/OPERATIONS PURCHASES

A motion was made by John Rajcic and seconded by Kathleen Kankelberg to approve the structural and civil engineering proposal from Coffman Engineers for Bridge #10 Replacement Project at a cost of \$26,600. Ayes: 5. The motion carried.

5. GENERAL MANAGER'S REPORT

Darren Shaw provided a monthly activity report.

6. REPORT ON JULY 2024 FINANCIALS

Juli Elliott provided a summary of the July 2024 financials.

7. CONSENT CALENDAR

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

- A. Preliminary financials for July 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 July 2024
- C. Transferring of funds to the SDCEA Enterprise Bank Operating account from the ATM account for August 2024
- D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for September 2024
- E. Investment Recommendations for August 2024
- F. Reservation Request – Ramona Oaks Park

8. RESIDENT GOLF MEMBER FOOD AND BEVERAGE DISCOUNT (FORMAL CONSIDERATION)

A motion was made by John Rajcic and seconded by Kathleen Kankelberg to formally approve the Food and Beverage discount for resident golf members. Ayes: 3. Nays: Jeff Wells and Jacqueline Sedler. The motion carried.

9. GOLF MEMBER GUEST PASS PROGRAM (FORMAL CONSIDERATION)

A motion was made by John Rajcic and seconded by Vanessa Jerrell to formally approve to ratify the current resident member guest pass program. Ayes: 4. Nays: Jacqueline Sedler. The motion carried.

10. APPOINT INSPECTOR OF ELECTIONS FOR 2025 ELECTION (FORMAL CONSIDERATION)

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to approve The Inspectors of Election contract proposal for \$15,070 and appoint them as the Association's Inspector for the 2025 Election. Ayes: 5. The motion carried.

11. PROPOSED REVISIONS TO ASSOCIATION POLICY 404.19 – SWEEPS (CONDITIONAL APPROVAL)

A motion was made by John Rajcic and seconded by Kathleen Kankelberg to conditionally approve the proposed revisions and post for a 30-day member comment period. Ayes: 5. The motion carried.

12. PROPOSED REVISIONS TO SVGC POLICIES AND PROCEDURES REGARDING MEN'S CLUB EVENT ROUND REQUIREMENTS (FORMAL CONSIDERATION)

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to formally approve the proposed revisions. Ayes: 5. The motion carried.

13. PROPOSED REVISIONS TO ASSOCIATION POLICY 202 RECORD RETENTION (CONDITIONAL APPROVAL)

A motion was made by Kathleen Kankelberg and seconded by John Rajcic to conditionally approve the proposed revisions to Policy 202 and post for the 30-day member comment period. Ayes: 5. The motion carried.

14. PROPOSED REVISIONS TO POLICY 101 – NOTICE REQUIREMENTS (CONDITIONAL APPROVAL)

A motion was made by John Rajcic and seconded by Kathleen Kankelberg to conditionally approve the proposed revisions to Policy 101 and post for the 30-day member comment period. Ayes: 5. The motion carried.

15. PROPOSED REVISIONS TO PROVISION 1.15 OF THE COMMUNITY HANDBOOK – MOTORIZED VEHICLES ON TRAILS AND EASEMENTS (CONDITIONAL APPROVAL)

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to conditionally approve the proposed revisions and post for 30-day member comment period. Ayes: 5. The motion carried.

16. MASTER INSURANCE PACKAGE RENEWAL (FORMAL APPROVAL)

Due to insurance carrier delays, this matter was tabled. An executive session will be scheduled no later than August 31.

17. WORKERS' COMPENSATION INSURANCE RENEWAL (FORMAL CONSIDERATION)

A motion was made by John Rajcic and seconded by Kathleen Kankelberg to formally approve the workers' compensation insurance policy with CompWest, effective September 1, at an annual cost of \$252,673, including volunteer coverage. Ayes: 5. The motion carried.

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

A motion was made by Vanessa Jerrell and seconded by John Rajcic to approve the resolution authorizing the filing of 20 liens for non-payment of association assessments. Ayes: 5. The motion carried.

19. RATIFY APPROVAL OF LIEN FORECLOSURES FOR NON-PAYMENT OF ASSESSMENTS (FORMAL CONSIDERATION)

A motion was made by Vanessa Jerrell and seconded by Kathleen Kankelberg to ratify an earlier board decision made in the executive session to foreclose liens on properties with the APNs 288-371-11-00, 288-631-38-00, and 288-371-08-00. Ayes: 5. The motion carried.

The meeting was adjourned at 8:40 p.m.

Kathleen Kankelberg, Secretary