



**SAN DIEGO COUNTRY ESTATES ASSOCIATION  
BOARD OF DIRECTORS  
OPEN SESSION  
JULY 22, 2025**

Director's Present:

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

Staff Present:

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

The meeting was called to order at 7:07 pm by Jeff Wells.

**1. PRESIDENT'S REPORT**

Discussion regarding Executive Session Disclosure: The Board met earlier today to discuss and act on 1) Approval of June 24, 2025, July 9, 2025, and July 16, 2025, Executive Session Minutes, 2) Legal Matters (2), and 3) Member hearing.

**2. GENERAL MANAGER'S REPORT**

Joshua Jones provided ongoing project updates.

**3. OPEN FORUM**

Owners commented on the following:

- Discussion regarding reserve replacement cost.
- Complaint regarding CRD (Community Relations Department) violations.
- Allegations on code of conduct violations and internal controls.

**4. APPROVAL OF JUNE 24, 2025, BOARD MEETING MINUTES**

A motion was made by Jodie Taylor and seconded by Vanessa Jerrell to approve June 24, 2025, board meeting minutes. Ayes: 5. The motion carried.

## **5. RESERVE/CAPITAL/OPERATION PURCHASES**

A motion was made by Jodie Taylor and seconded by John Massery to approve the purchase of the Kubota Front Loader at the cost of \$53,946.65 to be paid from reserves. Ayes: 4. Nays: Vanessa Jerrell. The motion carried.

A motion was made by John Massery and seconded by Jodie Taylor to approve the purchase of the Vertidrian Fairway Aerifier at the cost of \$48,080.00 to be paid from reserves. Ayes: 5. The motion carried.

A motion was made by John Massery and seconded by Vanessa Jerrell to approve the purchase of the Lodge – HVAC systems at the cost of \$23,339.80 to be paid from reserves. Joshua Jones to get an itemized price breakdown from Blue Skies. Ayes: 5. Motion carried.

A motion was made to approve as presented. No vote was taken. Motion was amended by Vanessa Jerrell and seconded by Jodie Taylor to conditionally approve the replacement, adding Roger Rajcic & Jodie Taylor as an Executive Committee to approve contract modifications with up to a 10 % contingency. Ayes: 5. Motion carried. The Management and Executive Committee will evaluate air handler capacity and pricing.

A motion was made by Jodie Taylor and seconded by John Massery to approve the purchase of the Kubota RTV X2 at the cost of \$20,317.00 to be paid from reserves. A second motion was made to have direct management work with both Kubota dealerships to combined purchases of Kubota equipment to get better price. Ayes: 5 Motion carried.

## **6. REPORT ON JUNE 2025 FINANCIALS**

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

## **7. 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 June 2025
- B. (Recurring/Monthly) 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 June 2025
- C. (Recurring/Monthly) Transferring funds to the SDCEA Enterprise Bank Operating account from the ATM account for June 2025
- D. (Recurring/Monthly) Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for July 2025. A monthly, planned transfer.
- E. (Recurring/Monthly) Transferring funds to Enterprise Bank Capital account from the SDCEA Operating Account for July 2025. A monthly, planned transfer.
- F. (Recurring/Monthly) Transferring funds to the Reserve Account to pay back loan – June 2025. Final Payment October 2025.
- G. Approval of Liens for Non-Payment of Assessments (33)
- H. Ratify Approval of Foreclosures for Non-Payment of Assessments (6)

## 8. NEW BUSINESS

A motion was made by John Massery and seconded by Jodie Taylor to appoint Budget Committee Members Anne Breight, Lisa Blackburn, Kathleen Kankelberg, and Jodie Taylor. Ayes: 5. The motion carried.

A motion was made by Vanessa Jerrel and seconded by Jodie Taylor to appoint a Director - Roger Rajcic - as a member of the Fire Safety Committee. Ayes: 5. Motion carried.

The meeting was adjourned at 8:59 pm

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Vanessa Jerrell, Secretary