



**SAN DIEGO COUNTRY ESTATES ASSOCIATION
BOARD OF DIRECTORS
OPEN SESSION
SEPTEMBER 30, 2025**

Director's Present:

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

Staff Present:

Carl Weise, General Manager
Joshua Jones, Assistant General Manager
Meghan Vignes, Executive Assistant
Don Kerl, Director of Human Resources & Strategic Initiatives
Maureen Brown, Director of Financial Operations

The meeting was called to order at 7:00 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 the August 26, 2025, Executive Session Minutes, 2) Legal Matters, 3) Collections, 4) Personnel

2. GENERAL MANAGER'S REPORT

Carl Weise and Joshua Jones provided ongoing project updates.

3. OPEN FORUM

Owners commented on the following:

- There was strong appreciation for the improved appearance of the community open spaces, including the beautifully maintained equestrian areas and vibrant golf course, along with interest in promoting golf membership and encouraging more families and community members to participate.
- There were comments about a proposed change to the family golf membership qualifications.
- There were comments about the San Vicente Road project timeline, interest in meeting new department managers, and questions regarding water and pond storage.

4. APPROVAL OF AUGUST 26, 2025, BOARD MEETING MINUTES

A motion was made by Jodie Taylor and seconded by John Massery to approve the August 26, 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 replacement of the Bar Beer Chase and the Bar Remote Beer System, as proposed by Nordic Beer Systems Inc., at a total cost of \$28,836.21 to be paid from reserves. Ayes: 5. Nays: Vanessa Jerrell. The motion carried.

6. REPORT ON AUGUST 2025 FINANCIALS

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

7. CONSENT CALENDAR

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

- A. Preliminary Financials for August 2025
- 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 August 2025
- C. Transferring funds to the SDCEA Enterprise Bank Operating account from the ATM account for August 2025
- D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for September 2025
- E. Transferring funds to Enterprise Bank Capital account from the SDCEA Operating Account for September 2025
- F. Transferring funds to the Reserve Account to pay back loan – August 2025
- G. Approval of Liens for Non-Payment of Assessments (23)
- H. Annual Appointment of Auditor
- I. Ratify Approval of Foreclosures for Non-Payment of Assessments (3)

8. NEW BUSINESS

ECC Appointment (Formal Approval):

A motion was made by John Massery and seconded by Jodie Taylor to approve the proposed members to join the ECC team. Daisey Reyes and Roger Johnson with the term options of a 2-year term and 3-year term, the motion passed unanimously.

Proposed change to family membership:

A motion was made by Jeffrey Wells and seconded by Vanessa Jerrell to table the proposed change to the family membership until next month's meeting and to have legal review the policy change request, the motion passed unanimously. Management was directed to obtain legal opinion.

Reserve Loan - Annual Insurance Premium:

A motion was made by Jeffrey Wells and seconded by Jodie Taylor to approve the recommendation to pay the Annual Insurance Premium from the reserves and to pay that amount back over 12 months. The motion passed unanimously.

Enforcement of Governing Documents/ CRD Policy:

The Board discussed enforcement of rules with management. After considerable discussion, management proposed to work with Board members to address concerns. No other action was taken on this matter, at this time.

Notice: The next regularly scheduled Board of Directors meeting is at 7 p.m. Tuesday October 28, 2025, at IEC Rotunda, 16911 Gunn Stage Road, Ramona, CA 92065.

The meeting was adjourned at 8:48 pm

Vanessa Jerrell, Secretary

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