



**BOARD OF DIRECTORS
SAN DIEGO COUNTRY ESTATES ASSOCIATION
OPEN SESSION
NOVEMBER 12, 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
Joshua Jones, Assistant General Manager
Juli Elliott, Director of Financial Operations
Nim Miranda, Executive Assistant

Pete Smith, Interim 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 October 22 (2 sets), November 1, and November 6, 2024 executive session minutes, 2) member appeal, 3) disciplinary matter, and 4) approval of lien foreclosures for non-payment of assessments.

2. OPEN FORUM

Owners commented on the following:

- Reeds on Fairway 11
- Recruiting expenses for General Manager position replacement
- Trash from International Equestrian Center
- More details on Financials
- Increase in monthly assessments
- Water feature replacement
- Several great amenities in return for the monthly assessments

3. APPROVAL OF OCTOBER 22, 2024 BOARD MEETING MINUTES

A motion was made by Vanessa Jerrell and seconded by Kathleen Kankelberg to approve the October 22, 2024 board meeting minutes. Ayes: 5. The motion carried.

4. RESERVE/CAPITAL/OPERATIONS PURCHASES

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to reject the proposal to renovate the water feature at the International Equestrian Center and remove it altogether. Ayes: 5. The motion carried.

A motion was made by Jacqueline Sedler and seconded by Vanessa Jerrell to approve the proposal from Richardson Roofing at a cost of \$235,862 for the barn roof replacement (9 barns) project at the International Equestrian Center. Ayes: 5. The motion carried.

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to approve the purchase of a John Deere 9009A from Stotz John Deere at a cost of \$109,642 for the Golf Course. Ayes: 5. The motion carried.

A motion was made by Jeff Wells and seconded by Jacqueline Sedler to table the reserve item Verti Drain Aerifier Replacement. Ayes: 5. The motion carried.

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to approve the purchase of Kawasaki Mule from Vey's Powersports at a cost of \$15,251 for the Landscape Department. Ayes: 5. The motion carried.

A motion was made by Vanessa Jerrell and seconded by Kathleen Kankelberg to approve the purchase and installation of access controls at Ramona Oaks Pool and Recreation Center at a cost of \$37,602. Ayes: 5. The motion carried.

A motion was made by Vanessa Jerrell and seconded by Jacqueline Sedler to approve the purchase and installation of 10 security cameras at Ramona Oaks Pool and Recreation Center at a cost of \$34,828. Ayes: 5. The motion carried.

A motion was made by Kathleen Kankelberg and seconded by Jacqueline Sedler to approve the purchase and installation of guest wireless system at Ramona Oaks Pool and Recreation Center at a cost of \$19,073. Ayes: 5. The motion carried.

5. GENERAL MANAGER'S REPORT

Joshua Jones provided a monthly activity report.

6. REPORT ON OCTOBER 2024 FINANCIALS

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

7. CONSENT CALENDAR

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

- A. Preliminary financials for October 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 October 2024
- C. Transferring of funds to the SDCEA Enterprise Bank Operating account from the ATM account for November 2024
- D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for December 2024
- E. Transferring funds to the Reserve Account to pay back loan – November 2024
- F. Resolution: 2024 Reserve Fund Carry Forward Reserve Plan Funding into 2025

G. Employee Holiday Party (closure of clubhouse at 4 p.m. on December 16, 2024)

8. ANNUAL BOARD CALENDAR FOR 2025 (FORMAL CONSIDERATION)

A motion was made by John Rajcic and seconded by Vanessa Jerrell to formally approve the proposed annual board calendar for 2025. Ayes: 5. The motion carried.

9. APPOINTMENT OF ASSISTANT SECRETARY (FORMAL CONSIDERATION)

A motion was made by Jacqueline Sedler and seconded by Kathleen Kankelberg to appoint Interim General Manager Pete Smith as Assistant Secretary. Ayes: 5. The motion carried.

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

A motion was made by Vanessa Jerrell and seconded by John Rajcic to ratify an earlier board decision made in the executive session to foreclose liens on the properties with APNs 288-362-36-00, 288-412-02-00, 288-542-14-00, and 288-320-08-27. Ayes: 5. The motion carried.

The meeting was adjourned at 9:04 p.m.

Kathleen Kankelberg, Secretary