



**BOARD OF DIRECTORS  
SAN DIEGO COUNTRY ESTATES ASSOCIATION  
OPEN SESSION  
JULY 23, 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 7:10 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 the June 25, 2024, executive session minutes and July 12, 2024, board workshop minutes, and 2) one member matter.

**2. OPEN FORUM**

Owners commented on the following:

- 'No dogs allowed' sign during the concert at Ramona Oaks Park
- Guest passes and discounts at Food & Beverage and Pro Shop
- Marketing for all the amenities
- Report on the Equestrian Committee meeting
- Safety concerns on the horse trails
- Discount to all homeowners for Food & Beverage
- Hay shed at the International Equestrian Center
- E-bikes on the trails

**3. APPROVAL OF JUNE 25, 2024 BOARD MEETING MINUTES**

A motion was made by Kathleen Kankelberg and seconded by Vanessa Jerrell to approve the June 25, 2024 board meeting minutes. Ayes: 5. The motion carried.

#### **4. RESERVE/CAPITAL/OPERATIONS PURCHASES**

A motion was made by Jacqueline Sedler and seconded by Vanessa Jerrell to approve the proposal from Gotcha Covered of La Jolla for \$37,076 to install the PVC plantation shutters in 20 of the 30 Lodge rooms. Ayes: 5. The motion carried.

#### **5. GENERAL MANAGER'S REPORT**

Darren Shaw provided a monthly activity report.

#### **6. REPORT ON JUNE 2024 FINANCIALS**

Board Treasurer Jacqueline Sedler provided a summary of the June 2024 financials.

#### **7. CONSENT CALENDAR**

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

- A. Preliminary financials for June 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 June 2024
- C. Transferring of funds to the SDCEA Enterprise Bank Operating account from the ATM account for July 2024
- D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for August 2024

#### **8. EQUESTRIAN ADVISORY COMMITTEE CHARTER (FORMAL CONSIDERATION)**

A motion was made by Jacqueline Sedler and seconded by Kathleen Kankelberg to formally approve the Equestrian Committee Charter with proposed amendments. Ayes: 5. The motion carried.

#### **9. ELECTION RULES (FORMAL CONSIDERATION)**

A motion was made by Kathleen Kankelberg and seconded by Jacqueline Sedler to formally approve the 2025 Election Rules. Ayes: 5. The motion carried.

#### **10. COMMITTEE APPOINTMENT – SAN VICENTE VALLEY NEWS EDITORIAL ADVISORY COMMITTEE (FORMAL CONSIDERATION)**

A motion was made by Jacqueline Sedler and seconded by Vanessa Jerrell to appoint Jodie Taylor and board member Jeff Wells to the San Vicente Valley News Editorial Advisory Committee and to conclude the term at the February 27, 2025, board meeting. Ayes: 4. Abstain: Jeff Wells. The motion carried.

#### **11. COMMITTEE APPOINTMENTS – BUDGET DEVELOPMENT COMMITTEE (FORMAL CONSIDERATION)**

A motion was made by John Rajcic and seconded by Kathleen Kankelberg to appoint Anne Breight, Deanne Markle, Ed Sapp, Mary Ann Breed, Richard Bender, Terri Jacobson and board members Jacqueline Sedler, Kathleen Kankelberg and Vanessa Jerrell to the Budget Development Committee. Ayes: 4. Nays: Jacqueline Sedler. The motion carried.

## **12. GOLF MEMBER DISCOUNTS AT PRO SHOP AND FOOD & BEVERAGE (CONDITIONAL APPROVAL)**

A motion was made by Jacqueline Sedler and seconded by Vanessa Jerrell to conditionally approve to eliminate the 10% Food & Beverage discount for the resident golf club members and post it for a 30-day member comment period. Ayes: 5. The motion carried.

## **13. GOLF MEMBER GUEST PASSES (FORMAL CONSIDERATION)**

A motion was made by Jacqueline Sedler and seconded by Kathleen Kankelberg to post proposed changes to the resident golf member guest pass program for a 30-day member comment period. Ayes: 5. The motion carried.

## **14. APPROVAL OF LIENS FOR NON-PAYMENT OF ASSESSMENTS (FORMAL CONSIDERATION)**

A motion was made by Vanessa Jerrell and seconded by Jacqueline Sedler to approve the resolution authorizing the filing of 8 liens for non-payment of association assessments. Ayes: 5. The motion carried.

The meeting was adjourned at 9:30 p.m.

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Kathleen Kankelberg, Secretary