



**SAN DIEGO COUNTRY ESTATES ASSOCIATION
BOARD OF DIRECTORS
OPEN SESSION
JUNE 24, 2025**

Directors 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
Don Kerl, HR & Strategic Initiatives

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 May 27, 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:

- Complaint regarding reserve replacement cost. Request for a possible purchasing committee.
- Complaint regarding CRD (Community Relations Department) violations.
- Allegations on code of conduct violations and internal controls.

4. APPROVAL OF MAY 27, 2025, BOARD MEETING MINUTES

A motion was made by Jodie Taylor and seconded by John Massery to approve May 27, 2025, board meeting minutes. Ayes: 5. The motion carried.

5. RESERVE/CAPITAL/OPERATION PURCHASES (NONE)

6. REPORT ON MAY 2025 FINANCIALS

Treasurer John Massery provided a summary of the May 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 May 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 May 2025
- C. Transferring of funds to the SDCEA Enterprise Bank Operating account from the ATM account for May 2025
- D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for June 2025
- E. Transferring of funds to the Enterprise Bank Capital account from the SDCEA Operating Account for June 2025
- F. Transferring of funds to the Reserve Account to pay back loan – May 2025

8. INSURANCE RENEWAL (FORMAL APPROVAL)

A motion was made by Vanessa Jerrell and seconded by John Massery to accept the insurance renewal rates/package provided by Sharp. Ayes: 5. The motion carried.

9. APPOINT INTERNAL DISPUTE RESOLUTION (IDR) REPRESENTATIVE (FORMAL APPROVAL)

A motion was made by Jodie Taylor and seconded by Jeffrey Wells to appoint John Massery as the Internal Dispute Resolution (IDR) representative until the 2026 Board of Directors Election. Ayes: 3. Nays: Vanessa Jerrell and Roger Rajcic. The motion carried.

The meeting was adjourned at 7:53 pm

Vanessa Jerrell, Secretary