



**SAN DIEGO COUNTRY ESTATES ASSOCIATION
BOARD OF DIRECTORS
OPEN SESSION
AUGUST 26, 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 7:04 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 July 22, 2025, Executive Session Minutes, 2), Member hearings (2), 3) Legal Matters (3), 4) Contracts (1), 5) Insurance Package Renewal (2), 6) Personnel (2)

2. GENERAL MANAGER'S REPORT

Joshua Jones provided ongoing project updates.

3. OPEN FORUM

Owners commented on the following:

- Concerns were expressed about the excessive number of Open House signs and the use of distracting flags.
- Interest was expressed for more of the community's managers and to have them provide updates on ongoing departmental activities, to foster better familiarity and communication.
- Advertising more about the restaurant being open on Mondays and Holidays.
- Concerns were raised regarding potential water issues at the equestrian center, including limited water storage capacity, low water pressure, and reports of wells running dry.
- Concerns about multiple abandoned vehicles in the community, including trucks, RVs, and cars. The resident requested that the association help take action to coordinate removal of these vehicles through the appropriate channels.

4. APPROVAL OF JULY 22, 2025, BOARD MEETING MINUTES

A motion was made by Vanessa Jerrell and seconded by Jodie Taylor to approve July 22, 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 Arena Footing/Reconditioning CTWC Arena 1 project as presented at the cost of \$16,704 with a 20% contingency not to exceed the requested amount. Ayes: 4. Nays: Vanessa Jerrell. The motion carried.

A motion was made by Jodie Taylor and seconded by Vanessa Jerrell to approve the Bridge 3 Footing and Supports project as presented at the cost of \$29,250 with a 15% contingency not to exceed the requested amount. Ayes: 5. The motion carried.

6. REPORT ON JUNE 2025 FINANCIALS

Treasurer John Massery provided a summary of the July 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 (10)
- H. Ratify Approval of Foreclosures for Non-Payment of Assessments (1)

8. NEW BUSINESS

The Board of Directors reviewed the Workers Compensation Insurance renewal proposal presented by Marsh McLennan Agency for the policy expiring 9/1/2025.

The Board of Directors reviewed the SDCEA Insurance Package renewal proposal submitted by Brown & Brown for the policies expiring 9/1/2025.

A motion was made by Jodie Taylor and seconded by John Massery to accept the Golf Committee Charter (SVWGA) update as presented. Ayes: 5. The Motion carried.

The Board of Directors discussed the need for a clear board directive for every committee.

A motion was made by Vanessa Jerrell and seconded by Jodie Taylor to approve moving the next Board of Directors meeting to September 30, 2025 at 7:00 PM. Ayes: 5. The motion carried.

A motion was made by Jodie Taylor and seconded by Vanessa Taylor to table the appointing of an Inspector of Elections until next month's Board meeting. Ayes: 5. The motion carried.

The meeting was adjourned at 8:18 pm

Vanessa Jerrell, Secretary

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