



**BOARD OF DIRECTORS
SAN DIEGO COUNTRY ESTATES ASSOCIATION
16911 GUNN STAGE RD, IEC ROTUNDA
OPEN SESSION MINUTES
NOVEMBER 18, 2025**

Directors Present:

Jodie Taylor, Vice President
Vanessa Jerrell, Secretary
John Massery, Treasurer
Roger Rajcic, Director

Staff Present:

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

The meeting was called to order at 7:00 pm by Jodie Taylor.

1. PRESIDENT'S REPORT/EXECUTIVE SESSION DISCLOSURE

Discussion regarding Executive Session Disclosure: The Board met earlier today to discuss and act on 1) Executive Session Minutes of October 28, 2025; 2) Legal Matters; 3) Collections; 4) Personnel. Jodie Taylor announced that Carl Weise stepped down from the GM position and that Jeff Wells resigned from the Board of Directors. Pete Smith has been retained as the Interim General Manager.

2. GENERAL MANAGER'S REPORT

Joshua Jones provided ongoing project updates.

3. OPEN FORUM

A motion was made by Jodie Taylor and seconded by Vanessa Jerrell to begin Open Forum after the General Manager's report. Ayes: 4

4. UNFINISHED BUSINESS

APPROVAL OF THE 2026 OPERATING BUDGET (FORMAL APPROVAL)

A motion was made by John Massery and seconded by Jodie Taylor to approve the budget as presented with the following modifications: adjust the Golf Family Membership rate from \$385 to \$370 and remove the SDCEA Equestrian Membership Facilities use fee for both family and single categories. Ayes: 3. Nays: Roger Rajcic. The motion carried.

5. APPROVAL OF OCTOBER 28, 2025, BOARD MEETING MINUTES

A motion was made by Vanessa Jerrell and seconded by John Massery to approve the October 28, 2025, Board meeting Minutes. Ayes: 4. The motion carried.

6. RESERVE/CAPITAL/OPERATION PURCHASES

A. Reserve Purchase Request – Engineering and Environmental Study for Golf Course Bridges 1, 10, 15

A motion was made by Vanessa Jerrell and seconded by Jodie Taylor to approve the reserve request of \$43,00 in reserve funds for preliminary engineering by Coffman Engineers and \$19,100 in reserve funds for the environmental study by Helix Environmental Planning for the replacement of Golf Course Bridges 1,10 and 15 in 2026, totaling \$62,100, to be paid from reserves. Ayes: 4. The motion carried.

B. Reserve Purchase Request -ROP well pump and pipe – Landscape

A motion was made by John Massery and seconded by Jodie Taylor to approve the reserve purchase to repair the ROP Well Pump and replacement pipes by Water Wise Well Services, LLC, at the total cost of \$10,812.73 to be paid from the reserves. Ayes: 4. The motion carried.

C. Capital Purchase Request - Verkada Security Cameras

A motion was made by Vanessa Jerrell and seconded by Jodie Taylor to approve the capital purchase request to purchase and expand our Verkade Security Camera system as presented with the additional request by Vanessa Jerrell to add an additional camera to the back of the parking lot by the pool gate facing San Vicente Rd. Ayes: 4. The motion carried.

7. TREASURER REPORT ON OCTOBER 2025 FINANCIALS

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

8. CONSENT CALENDAR

A motion was made by Vanessa Jerrell and seconded by Jodie Taylor to approve the consent calendar as presented. Ayes: 4. The motion carried. The following items were approved:

- A. Preliminary Financials for October 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 October 2025
- C. Transferring funds to the SDCEA Enterprise Bank Operating account from the ATM account for October 2025
- D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for November 2025
- E. Transferring funds to Enterprise Bank Capital account from the SDCEA Operating Account for November 2025
- F. Transferring funds to the Reserve Account to pay back loan – October
- G. Approval of Liens for Non-Payment of Assessments (1)
- H. Ratify Approval of Foreclosures for Non-Payment of Assessments (2)

9. NEW BUSINESS

A. Approval of the 2026 Operating Calendar (Formal Approval)

A motion was made by Jodie Taylor and seconded by Vanessa Jerrell to approve the 2026 Operating Calendar. Ayes: 4. The motion carried.

B. Donation Request – STEP (Formal Approval)

A motion was made by John Massery and seconded by Vanessa Jerrell to approve the donation request from Jodie Taylor for a charitable event for STEP, Supporting the Enlisted Project. Ayes: 4. The motion carried.

C. Termite Inspection Update

Josh Jones shared an update on the inspectors’ report. No action taken.

D. Appoint Assistant Secretary

A motion was made by Jodie Taylor and seconded by Vanessa Jerrell to appoint Pete Smith as assistant secretary. Ayes: 4. The motion carried.

Notice: The next regularly scheduled Board of Directors meeting is at 7 p.m. Tuesday December 16, 2025, in the San Vicente Room, 24157 San Vicente Road, Ramona, CA 92065.

The meeting was adjourned at 7:42 pm

Vanessa Jerrell, Secretary