BOARD OF DIRECTORS
OPEN SESSION MINUTES
24157 SAN VICENTE ROAD, SAN VICENTE ROOM
SAN DIEGO COUNTRY ESTATES ASSOCIATION
MAY 19, 2026

DRAFT

Directors Present:
Jodie Taylor, President
Lisa Blackburn, Vice President
Melanie Perry, Secretary
John Massery, Treasurer - via Zoom
Roger Rajcic, Director

Staff Present:
Matt Brumbaugh, Interim General Manager
Meghan Vignes, Executive Assistant

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

1. **PRESIDENTS REPORT/ EXECUTIVE SESSION DISCLOSURE**

Discussion regarding Executive Session Disclosure: The Board met earlier today to discuss and act on, 1) Approval of Executive Session Minutes from April 21, 2026; 2) Collections; 3) Homeowner Appeal; 4) Personnel. During the President's Report, updates were provided on the Reed and Bridge Projects, including upcoming meetings and vendor review discussions. Additionally, upcoming summer restaurant activities were highlighted, including Paint & Sip, Trivia Night, and Comedy Night, along with the Tunnels to Towers event scheduled for June 12th.

2. **INTERIM GENERAL MANAGER'S REPORT**

Summer Concerts in the Park, featuring food trucks, will begin in June. The restaurant will also introduce weekly lunch specials. The recent Firewise meeting was well attended and provided valuable educational information for homeowners. Progress continues on the Electrical Panel Project. Additionally, the General Manager recently attended the ECC & CRC meeting in an observational capacity**.**

3. **APPROVAL OF APRIL 21, 2026, BOARD MEETING MINUTES**

A motion was made by Lisa Blackburn and seconded by Roger Rajcic to approve April 21, 2026, Board Meeting Minutes. Ayes: 5. The motion carried.

4. **OPEN FORUM**

An open forum was held where members were given the opportunity to address the Board of Directors.

Owners commented on the following:

Homeowner comments included discussion regarding manure dump and composting processes, staffing considerations, and election-related matters. Additional comments were made regarding the past kitchen fryer purchase, litter control efforts and possible community cleanups, algae concern at Hole 12, positive feedback on the San Vicente Road changes, appreciation for a past Board member's service, community weed concerns, the incorrect takeout phone number listed on Apple Maps, and replacement of the entrance welcome sign.

5. **RESERVE/CAPITAL/OPERATION PURCHASES**
   None

6. **TREASURER REPORT ON JANUARY 2026 FINANCIALS**

Treasurer John Massery provided a review of the April 2026 financials.

7. **CONSENT CALENDAR**

A motion was made by Lisa Blackburn and seconded by Roger Rajcic to approve the consent calendar as presented. Ayes: 5. The motion carried. The following items were approved:

A. Accepted Preliminary Financials for April 2026
B. Transferred funds to the SDCEA Enterprise Bank Operating account from the ATM account for April 2026
C. Transferred funds to the Enterprise Bank Reserve account from the SDCEA Operating account for April 2026
D. Transferred funds to Enterprise Bank Capital account from the SDCEA Operating Account for April 2026
E. Transferred funds to the Reserve Account to pay back loan - April 2026
F. Approved of Liens for Non-Payment of Assessments (11)
G. Ratified Approval of Foreclosures for Non-Payment of Assessments (2)

8. **UNFINISHED BUSINESS**
   None

9. **NEW BUSINESS**

A. Employees Sitting at the Bar (Discussion)

A motion was made by Jodie Taylor and seconded by Roger Rajcic to amend the Employee Handbook by removing Bullet Point 4, which states: "Employees are not permitted to sit or stand at the bar counter in the Par Lounge. Employees are only permitted to sit at tables on the Par Lounge floor or patio," and adding to the verbiage that the restriction applies while employees are working or in uniform. Ayes: 2. Nayes: John Massery and Lisa Blackburn. Abstained: Melanie Perry stating she would like to table this topic and speak with management and employees further regarding the matter. The motion failed.

B. San Vicente Golf Club Policies and Procedures Changes (Formal Approval)

A motion was made by John Massery and seconded by Roger Rajcic to approve the changes as presented. Ayes: 5. The motion carried.

C. Dissolution of the Valley News Editorial Committee (Formal Approval)

A motion was made by Lisa Blackburn and seconded by Roger Rajcic to dissolve the Valley News Editorial Committee. Ayes: 5. The motion carried.

Notice: The next regularly scheduled Board of Directors meeting is at 7:00 pm, Tuesday June 23, 2026, in the San Vicente Room at 24157 San Vicente Road, Ramona, CA 92065.

The meeting was adjourned at 7:48 PM

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Melanie Perry, Secretary

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