



**SAN DIEGO COUNTRY ESTATES ASSOCIATION
BOARD OF DIRECTORS
OPEN SESSION
May 27, 2025**

Directors Present:

Jeffrey Wells, President
Jodie Taylor, Vice President
Vanessa Jerrell, Secretary
John Massery, Treasurer – Via Zoom Conference
Roger Rajcic, Director

Staff Present:

Carl Weise, General Manager
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

Jeff Wells spoke briefly on assessments over the last 15 years, noting that for many years there were no increases. This led to Reserve projects & Maintenance being deferred.

2. GENERAL MANAGER'S REPORT

Carl Weise provided the Executive Session Disclosure: The Board met earlier today to discuss and act on 1) Approval of April 15, 2025, Executive Session Minutes, 2) Member Hearings 3) Legal Matters, 4) Contract Matter, 5) Collections.

A spreadsheet was presented to show how assessments have changed over the past 15 years with comparisons to a 4% traditional growth model, labor rate increases, insurance premium increases and utility rate increases. This is an awareness of how our recent assessment history has put SDCEA in weak financial and physical condition, with reserve funding only at 25%.

He also mentioned that the State Legislature may pass a law in 2026 that would require HOAs to have a minimum reserve funding level and the impact of ability for homebuyers to obtain federally backed mortgages for SDCEA homes.

3. OPEN FORUM

Owners commented on the following:

- Concerns about dressage court RFPs and contracts.
- Pickleball court repairs and KPIs for GM performance review.
- Compliments on Lodge room renovations and added after-hours golf course security, with a request for 7-night coverage year-round.
- Positive feedback on the dressage court project & vendor selection (2)
- Recommendation for the Board to approve Equestrian renovation projects.
- Allegations of code of conduct violation, internal controls, and bid process.
- Complaint about replacement costs for golf course equipment.

4. APPROVAL OF April 15, 2025, BOARD MEETING MINUTES

A motion was made by Vanessa Jerrell and seconded by Jodie Taylor to approve the April 15, 2025 board meeting minutes. Ayes: 5. The motion carried.

5. RESERVE/CAPITAL/OPERATION PURCHASES

A motion was made by Vanessa Jerrell and seconded by Jodie Taylor to approve Dressage Court 2 & 3 Renovation at the cost of \$54,400 not to exceed \$60,000 including the 10% contingency to be paid from reserves. Ayes: 5. The motion carried.

A motion was made by Vanessa Jerrell and seconded by Jeffrey Wells to approve the Barn C Renovation at a cost of \$156,300 to be paid from reserves Ayes: 5. The motion carried. The motion carried.

A motion was made by John Massery and seconded by Vanessa Jerrell to approve the John Deere Fairway Sprayer at a cost of \$78,741 to be paid from reserves. Ayes: 5. The motion carried.

A motion was made by Roger Rajcic and seconded by Jodie Taylor to approve the Smithco Greens Roller at a cost of \$32,081 to be paid from reserves. Ayes: 5. The motion carried.

A motion was made by Vanessa Jerrell and seconded by John Massery to approve the Clubhouse Roof Project with asphalt shingles and Sarnafil at a cost of \$450,192 including 20% contingency not to exceed the requested amount, to be paid from reserves. Ayes: 5. The motion carried.

6. REPORT ON MARCH 2025 FINANCIALS

Carl Weise provided a summary of the April 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: 4. Not present: John Massery. The motion carried. The following items were approved:

- A. Preliminary Financials for April 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 April 2025
- C. Transferring of funds to the SDCEA Enterprise Bank Operating account from the ATM account for April 2025
- D. Transferring of funds to the Enterprise Bank Reserve account from the SDCEA Operating account for May 2025
- E. Transferring of funds to the Enterprise Bank Capital account from the SDCEA Operating Account for May 2025
- F. Transferring of funds to the Reserve Account to pay back loan – April 2025
- G. CD Reinvestment
- H. Approval of April 22, 2025, Organizational Meeting Minutes
- I. Approval of Liens for Non-Payment of Assessments
- J. Ratify Approval of Foreclosures for Non-Payment of Assessments

8. PROJECT UPDATES

Joshua Jones, Assistant General Manager, presented updates on ongoing projects in the community.

9. EQUESTRIAN RULES

A motion was made by Roger Rajcic and seconded by Vanessa Jerrell to approve the equestrian facility rules, which had previously been sent to homeowners for 28-day review and comment, with the condition that management update forms/documents to be in alignment with the newly passed rule changes. Ayes: 4. John Massery was not on the call during this vote. The motion carried.

The meeting was adjourned at 9:40 pm

Vanessa Jerrell, Secretary