

4S RANCH MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 19, 2022  
REGULAR SESSION MEETING MINUTES

NOTICE OF MEETING: Upon due notice given and received, a meeting of the 4S Ranch Master Association Board of Directors was held on April 19, 2022 at the hour of 6:00 p.m. via zoom.

ATTENDANCE: Directors Present: Albert Bates, President  
Charlotte Cofield, Vice President  
Lee Kaminetz, Secretary  
Mark Emch, Treasurer  
Michael Abdou, Director

Directors Absent: None

Representing The Prescott Companies was Leanne Beck, Vice President North County Coastal Division and Jessica Williams, Branch President, and Jocelyn Luna, General Manager.

CALL TO ORDER: Leanne Beck called the meeting to order at 6:01 p.m.

EXECUTIVE SESSION DISCLOSURE: Leanne Beck disclosed that an Executive Session meeting was held prior to Regular Session during which the Board reviewed homeowner delinquencies, collections, legal matters, contracts and executive correspondence.

LANDSCAPE VENDOR ATTENDANCE: Carlos Kurlinksi, Cory Gallagher, Jason Stewart and Elias Pimienta from Park West attended the Board meeting via zoom to provide the monthly landscape and tree care update.

HOMEOWNER FORUM: Time was set aside during open forum for homeowners to voice their concerns and suggestions. There was one homeowner in attendance to address the Board of Directors.

CONSENT CALENDAR: The Board of Directors reviewed the consent calendar. Upon a motion made by Charlotte Cofield, seconded by Al Bates and unanimously carried, the Board of Directors approved the following items on the consent calendar:

- Regular Session Minutes dated March 15, 2022.
- February and March 2022 Financials.
- Committee Reports.
- Annual Calendar.
- Action List.
- Per California Civil Code 5705( c ), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property mentioned below: APN 678-638-11-21 and 678-520-21-00

UNFINISHED  
BUSINESS:

Irrigation Invoice: The Board of Directors reviewed the March irrigation invoice submitted by Park West in the amount of \$9,794.66. Upon a motion made by Al Bates, seconded by Lee Kaminetz and unanimously carried, the Board voted to approve of the invoice as submitted.

Investments & Investment Policy: The Board reviewed the resolution recommended by legal counsel. This item was tabled for requested changes.

Landscape Proposals: The Board of Directors reviewed proposals provided by Park West and voted as follows:

- New plant installations corner of Lone Quail/Deer Ridge-\$5,655  
This Item was tabled.
- Plant renovation at Painted Canyon/Cayenne Creek- \$7,320  
Upon a motion made by Michael Abdou, seconded by Charlotte Cofield and unanimously carried, the Board approved this proposal, to be paid from reserves.
- Plant installation near DG Path at Ivy Gate- \$3,900  
This item was tabled.
- Ivy Gate main entry- \$7,074  
Upon a motion made by Al Bates, seconded by Michael Abdou and unanimously carried, the Board approved this proposal to be paid from Ivy Gate cost center reserves.
- Planters on Camino San Bernardo between 4S Ranch Parkway/Deer Ridge- \$32,715  
This item was tabled.
- Irrigation conversion Camino Del Norte- \$29,898  
Upon a motion made by Charlotte Cofield, seconded by Lee Kaminetz and unanimously carried, the Board approved this proposal, to be paid from reserves.
- Bare planter renovation at Linear Park- \$1,575  
Upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried, the Board approved this proposal, to be paid from reserves.

- Plant material at pocket park behind 17544 Ralphs Ranch Rd- \$2,230

Upon a motion made by Al Bates, seconded by Charlotte Cofield an unanimously carried, this Board approved this proposal, to be paid from reserves.

- Plant material at pocket park behind 17544 Ralphs Ranch Rd- \$6,760

Upon a motion made by Charlotte Cofield, seconded by Al Bates and unanimously carried, the Board approved this proposal, to be paid from reserves.

- Medians at lower section of Dove Canyon- \$14,135

This item was tabled.

- Tree installation 10402 Cherry Blossom- \$525

Upon a motion made by Charlotte Cofield, seconded by Al Bates and unanimously carried, the Board approved this proposal, to be paid from Garden Walk cost center reserves.

Insurance Renewal: Upon a motion made by Mark Emch, seconded by Michael Abdou and unanimously carried, the Board approved of changes to the associations insurance policy to include an increased deductible of \$5,000 and removal of the contents coverage, should it provide an additional premium savings.

NEW

BUSINESS:

Annual Financial Audit and Taxes: Upon a motion made by Mark Emch, seconded by Charlotte Cofield and unanimously carried, the Board approved the 2021 audit report.

Settled Account Write-Offs: This item was tabled.

Garden Building Roof Repair: This item was tabled.

Winter Soiree: Upon a motion made by Michael Abdou, seconded by Charlotte Cofield, with Al Bates opposed, the Board approved the Rancho Bernardo Inn as the venue for the 2022 Winter Soiree with a food and beverage minimum of \$40,000 for the evening of December 3<sup>rd</sup>.

Splash Pad: This item was tabled.

Correspondence: The Board reviewed correspondence from the SD Department of Animal Control. No action was taken.

BOARD MEMBER

INPUT:

Board members were allotted time to provide input regarding Association matters and items to be included in the upcoming Agenda.

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**NEXT BOARD**

**MEETING:** The next meeting will be held on May 17, 2022 at 6:00 p.m.

**ADJOURNMENT:** There being no further business to come before the Board in Regular Session, the meeting was adjourned at 7:52p.m.

**ATTEST:** \_\_\_\_\_ **DATE:** \_\_\_\_\_