

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
June 21, 2022
REGULAR SESSION MEETING MINUTES

NOTICE OF MEETING:

Upon due notice given and received, the Regular Session meeting of the 4S Ranch Master Association Board of Directors was held on June 21, 2022 at the hour of 6:00 p.m. via zoom.

ATTENDANCE:

Directors Present: Albert Bates, President
 Michael Abdou, Director
 Mark Emch, Treasurer

Directors Absent: Charlotte Cofield, Vice President
 Lee Kaminetz, Secretary

Representing The Prescott Companies was Leanne Beck, Senior Vice President of Community Management Operations, Paola Scrimsher, President, and Jocelyn Luna, General Manager.

CALL TO ORDER:

Jocelyn Luna called the meeting to order at 6:09 p.m.

EXECUTIVE SESSION DISCLOSURE:

Jocelyn Luna 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 Kurlinski, Jason Stewart, Mike Scorsone, 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. Natalya Moniza of 17345 4S Ranch Parkway was in attendance.

CONSENT CALENDAR:

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

- Regular Session Minutes dated May 17, 2022.
- May 2022 Financials.
- Investment Reports.
- Committee Reports.
- Annual Calendar.
- Action List.

**UNFINISHED
BUSINESS:**

Irrigation Invoice: The Board of Directors reviewed the April irrigation invoice submitted by Park West in the amount of \$13,559.22. Upon a motion made by Charlotte Cofield, seconded by Al Bates and unanimously carried, the Board voted to approve of the invoice as submitted.

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

- Proposal #95771 - Medians at lower section of Dove Canyon - \$14,135

This proposal was denied.

- Proposal #96526) Conversion of 409 total PGP sprinkler to MP nozzles along Camino Del Norte between 4S Ranch Pkwy/Dove Canyon. The Association may apply for rebates of \$4/nozzle - \$33,582

This proposal was tabled.

- Proposal #96516) Removal of aged moreas and installation of iceberg rose on the corner of Bernardo Center/Dove Canyon - \$8,015.

This proposal was denied.

Settled Account Write-Offs: Upon a motion made by Mark Emch, seconded by Al Bates and unanimously carried, the Board approved to write off \$124,342.78 in uncollectable debt on settled accounts.

Splash Pad: This item was tabled.

Preserve Monitoring and Reporting: Upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried, the Board approved the annual report for submittal to the County pending additional data from Park West Landscaping.

Wrought Iron Repair (Palomino II): The Board reviewed a proposal for repair to the perimeter fence of Palomino II submitted by Protech Painting at a cost of \$7,200. Upon a motion made by Al Bates, seconded by Michael Abdou and unanimously carried, the Board approved the expenditure to be paid from reserves.

**NEW
BUSINESS**

Meeting Schedule: This item was tabled.

Committee Member Appointment: Upon a motion made by Michael Abdou, seconded by Mark Emch and unanimously carried, the Board appointed Mudita Tiwary of 16702 Summit Vista Drive to the Social Committee.

Park West Tree Report: The Board reviewed the May and June tree report submitted by Park West Tree Care Division as follows:

- Proposal PHC-002 – fertilization of 25 podocarps trees at the entry of Ivy Gate - \$2,375

Upon a motion made by Michael Abdou, seconded by Mark Emch, with Al Bates opposed, the Board approved the proposal.

- Proposal 4SR-012 – removal and flush cut of 2 pepper trees and 2 pine trees that have outgrown the planter on 4S Ranch Parkway/Camino Del Norte - \$4,080 or 2 days of monthly trimming.

Upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried, the Board approved the work to be done using existing trimming hours at no additional cost.

Correspondence: The Board reviewed correspondence as follows:

- 9979 Falcon Bluff Street requesting contracted security patrols in the Association. No action was taken.
- 16379 Pinto Ridge Court requesting an appeal to their conditional architectural approval to build a fence along the driveway, front and side yards. Upon a motion made by Al Bates, seconded by Michael Abdou and unanimously carried, this request was denied.
- 17345 4s Ranch Parkway requesting an appeal to their architectural denial to paint their rear fence an unapproved color. Upon a motion made by Al Bates, seconded by Michael Abdou and unanimously carried, this request was denied.

BOARD MEMBER

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

NEXT BOARD

MEETING: The next meeting will be held on June 19, 2022 at 6:00 p.m. via Zoom.

ADJOURNMENT: There being no further business to come before the Board in Regular Session, the meeting was adjourned at 7:54 p.m.

ATTEST: _____ DATE: _____