

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
August 16, 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 August 16, 2022 at the hour of 7:00 p.m. at Design 39 classroom C102 located at 17050 Del Sur Ridge Road, San Diego, CA 92127.

ATTENDANCE:

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

Directors Absent: Michael Abdou, Director

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

CALL TO ORDER:

Jocelyn Luna called the meeting to order at 7:09 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 Cameron MacDonald 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 owner in attendance.

CONSENT CALENDAR:

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

- Regular Session Minutes dated July 19, 2022.
- July 2022 Financials.
- Investment Reports.
- Collection Resolution.
- Committee Reports.
- Annual Calendar.
- Action List.

**UNFINISHED
BUSINESS:**

Park West Arborist Report: No action was taken.

Irrigation Invoice: The Board of Directors reviewed the June irrigation invoice submitted by Park West in the amount of \$20,379.16. Upon a motion made by Al Bates, seconded by Lee Kaminitz and unanimously carried, the Board voted to approve the invoice as submitted.

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

- Proposal #97864 – Renovation of Cayenne Ridge slope for demolition and clearance of brush, installation of irrigation and new plant material - \$274,900 previously approved for demo and clearance only.

This item was tabled for further information regarding RSFFD planting requirements.

Pioneer Park Playground Update: No action was taken.

**NEW
BUSINESS**

Foreclosure Disclosure: 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 properties mentioned below:

- APN #678-637-09-03
- APN #678-550-24-00

Delegate Appreciation Night: No action was taken.

Monarch Gardens: Upon a motion made by Al Bates, seconded by Charlotte Cofield and unanimously carried, the Board approved the Solan Center to hold a composting workshop in October pending submittal of all required insurance documentation.

Enforcement Policy: A revised enforcement policy was previously sent to the Membership for 28-day comment and review. Upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried, the Board adopted the revised policy.

Ivy Gate Code: Upon a motion made by Lee Kaminetz, seconded by Al Bates and unanimously carried, the Board approved to update the gate codes and to notify all Ivy Gate owners.

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 August 16, 2022 at 6:00 p.m. in classroom C102 at Design 39 campus located at 17050 Del Sur Ridge Road, San Diego, CA 92127.

ADJOURNMENT: There being no further business to come before the Board in Regular Session, the meeting was adjourned at 8:43 p.m.

ATTEST: *Albert Bates* DATE: 9/27/2022 | 5:00 PM PDT