

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
March 21, 2023
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 March 21, 2023 at the hour of 6:00 p.m. at the Bridgeport Clubhouse located at 10433 Styles Place, San Diego, CA 92127.

ATTENDANCE:

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

Directors Absent: None

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

CALL TO ORDER:

Jocelyn Luna called the meeting to order at 6:01 p.m.

EXECUTIVE SESSION DISCLOSURE:

It was 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:

Mike Scorsone, Chris Ward, Carlos Kurlinski and Cameron Macdonald from Park West attended the Board meeting 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. Two homeowners were in attendance.

**CONSENT
CALENDAR:**

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

- Regular Session Minutes dated February 21, 2023.
- January 2023 Financials.
- Investment Reports.
- Committee Reports.
- Annual Calendar.
- Action List.
- Collection Resolution.

**UNFINISHED
BUSINESS:**

Enforcement Committee Report: Al Bates disclosed the following statistics from the January: 26 hearings, 9 corrections, 12 fines, 5 extensions, and 3 total appeals with 1 denial and 2 conditional approvals.

Park West Arborist Report: Presented for information. No action was taken.

Park West Irrigation Invoice: The Board of Directors reviewed the January irrigation invoice in the amount of \$13,238.88. Upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried, the Board voted to approve the invoices as submitted.

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

- Proposal #102646 – Updating plant material in the 4S Commons shopping center, horse sculpture area, with additional mulch and plants at a cost of \$7,098.

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

Ivy Gate Matters:

- Lighting – Management provided an update regarding the pending status of the bids in process by vendors. This was an informational update only.
- Owner Correspondence – The Board reviewed correspondence regarding the trails behind Ivy Gate submitted by Shari May. Management was instructed to facilitate an inspection.

Rule Revisions: This matter was tabled to allow additional time for review and discussion.

Social Events: The Board reviewed proposals for social events as follows:

- Summer Soiree on 8/12/23 from 6pm-10pm
 - PEP Creative \$22,973.93
 - The Floral Exchange \$28,618.82

Upon a motion made by Lee Kaminetz, seconded by Michael Abdou, with Al Bates opposed, the Board approved a cost NTE \$35,000 for the Summer Soiree and appointed the Social Committee to select the final vendor.

- Winter Soiree on 12/2/23 from 6pm-10pm
 - Miguel's Cocina – approximately \$35,000
 - Rancho Bernardo Inn – approximately \$73,000

Upon a motion made by Michael Abdou, seconded by Lee Kaminetz, with Al Bates opposed, the Board approved to hold the event at Miguel's at a cost NTE \$35,000.

- Winter Wonderland on 12/3/23 from 10am-1pm
 - Valley Events \$32,416.20
 - Stagepro \$44,550
 - PEP Creative \$28,661.90 + \$26,661.90 for catering
 - The Floral Exchange \$33,750

Upon a motion made by Charlotte Cofield, seconded by Mark Emch and unanimously carried, the Board approved The Floral Exchange for this event.

**NEW
BUSINESS**

Pin Waste – Organics Recycling: Joshua Allen and Joel Morin of Pin Waste were in attendance to address the Board about organics recycling and updates in the waste hauling industry. No action was taken.

Delegate Appointment: Upon a motion made by Mark Emch, seconded by Lee Kaminetz and unanimously carried, the Board appointed Nabil Kazi to the open position of Palomino delegate.

**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 April 18, 2023 at 6:00 p.m. at the Bridgeport HOA clubhouse located at 10433 Styles Place, San Diego, CA 92127.

ADJOURNMENT: There being no further business to come before the Board in Regular Session, the meeting was adjourned at 8:36 p.m.

ATTEST:  DATE: 4-18-23