

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
April 18, 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 April 18, 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
 Lee Kaminetz excused himself at 7:30 p.m.

Representing The Prescott Companies was Jocelyn Luna, General Manager.

**CALL TO
ORDER:**

Jocelyn Luna called the meeting to order at 6:41 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. There were no homeowners present.

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 March 21, 2023.
- February & March 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 April: 27 hearings, 10 corrections, 15 fines, 2 extensions, and 4 total appeals with 2 denials, 1 approval and 1 conditional approval.

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 \$11,283.14. Upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried, the Board voted to approve the invoice as submitted.

Ivy Gate Matters:

- Lighting – Upon a motion made by Michael Abdou, seconded by Al Bates and unanimously carried, the Board approved Protec Building Maintenance's bid to convert of all streetlights within the gated community to be retrofitted with LED bulbs and ballasts at a cost of \$13,621 to be paid from Ivy Gate's reserves.
- Cameras – The Board reviewed a bid submitted by their camera vendor in the amount of \$17,500 to relocate and upgrade existing cameras. This matter was tabled for further research.

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

**NEW
BUSINESS**

Additional Agenda Item: Upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried, the Board approved adding the Enforcement Committee procedures to the agenda.

Enforcement Committee Procedures: Upon a motion made by Al Bates, seconded by Michael Abdou and unanimously carried, the Board approved for the Enforcement Committee to have the discretion to delegate basketball hoop variances in the community.

Financial Audit & Taxes 12.31.22: The Board reviewed the 2022 financial audit and taxes prepared by Villard CPA. Upon a motion made by Mark Emch, seconded by Al Bates and unanimously carried, the Board accepted the documents as submitted.

Palomino II Fencing: The Board reviewed a change order in the amount of \$3,850 for repairs needed to eroding portions of the common area wrought iron fence bordering Palomino II. Upon a motion made by Al Bates, seconded by Charlotte Cofield and unanimously carried, the change order was approved as submitted.

Pioneer Park Slide: The Board reviewed a replacement bid from Miracle Playground Sales for the top portion of the tunnel slide at Pioneer Park in the amount of \$2,436.65. A separate bid for installation was quoted by Western State Builders at \$1,200.00. Upon a motion made by Al Bates seconded by Mark Emch and unanimously carried, both bids were approved for a total cost of \$3,636.65

Wet Weather Incentive Program: The Board discussed the Wet Weather Incentive Program offered by Olivenhain Municipal Water District in which the Association would receive a credit for water used during times the reservoirs are full. For each unit of water used during the program, the Association would get two credits. Upon a motion made by Michael Abdou, seconded by Al Bates and unanimously carried, the Board accepted enrollment in this program.

Garden Walk Tree Care: Park West Arbor care submitted a bid for trimming all the trees on the perimeter of Garden Walk along Ralphs Ranch Home and Paseo De Linda at a cost of \$1,500. Upon a motion made by Al Bates seconded by Mark Emch, this bid was approved to be paid from Garden Walk's funds.

**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 May 16, 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 8:28 p.m.

ATTEST: Albert Bates DATE: 5-16-23

