

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
August 15, 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 August 15, 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

Directors Absent: Michael Abdou, Director

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

**CALL TO
ORDER:**

Leanne Beck called the meeting to order at 6:07 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:**

Chris Ward, Mike Scorsone, Michelle Priske, and Elias Pimienta 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 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 July 18, 2023
- July 2023 Financials
- Open Collection Resolution
- Investment Listing
- Committee Reports
- Annual Calendar
- Action Lists

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 678-637-17-26

**UNFINISHED
BUSINESS:**

Enforcement Committee Report: A report was provided by Al Bates from the ERC. No action was taken.

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

Park West Irrigation Invoice: The Board of Directors reviewed the July irrigation invoice in the amount of \$16,572.26. Upon a motion made by Al Bates, seconded by Charlotte Cofield and unanimously carried, the Board voted to approve the invoice as submitted.

Landscape Proposals: The Board reviewed proposals submitted by Park West as follows:

- Proposal #104973 – Camino Del Norte Median – add plant material and mulch to fill in bare areas. \$21,825

Upon a motion made by Charlotte Cofield, seconded by Mark Emch with Al Bates opposed, the Board approved the proposal as submitted, to be paid from reserves.

- Proposal #105069 – Bernardo Center Slope – add plant material to bare areas. \$33,300.
- Proposal #105072 – Deer Ridge slope across high school – add plant material. \$49,580
- Proposal #102612 – Monuments (14 large, 11 medium) – demo existing plant material, keep the large American Agave and pots, install new drought tolerant plants, boulders, river rock and mulch. \$25,003.
- Proposal #1106900 – Annual Color at monument signs \$10,187.50.

All other proposals except where noted, were tabled as Park West is still in process of catching up to the regularly scheduled maintenance rotation and brush clearing.

Waste Hauler Proposals: This item was left on the agenda for Board discussion as needed. No action was taken.

**NEW
BUSINESS:**

Residential Tree Trimming: The Board reviewed the following program homeowner program proposed: Park West will offer residential trimming on a quarterly basis (Jan, April, July, Oct). Management will e-blast reminders about tree trimming, the month prior to each quarter (Dec, Mar, June, Sep) with instructions for residents who would like to sign up. During the first part of each quarter, Park West will inspect the properties of those who have signed up in order to draft proposals for each interested resident. The residents will then have a window of time to approve their bids prior to Park West finalizing their schedule and completing the work. Park West will bill residents directly for work completed on their properties. The Board was in favor of the program beginning. No action was taken.

Fence Repair Bid: The Board reviewed a proposal from Protech Painting in the amount of \$1,900, for needed fence repairs at 16316 Deer Ridge Rd. This item was tabled for more information.


**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 September 19, 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 7:52 p.m.

ATTEST:  DATE: 9/19/23
Lee Kaminato, Secretary