

4S RANCH MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 18, 2020  
REGULAR SESSION MEETING MINUTES

NOTICE OF MEETING: Upon due notice given and received, a meeting of the 4S Ranch Master Association Board of Directors was held on February 18, 2020 at the hour of 6:00 p.m. at the offices of The Prescott Companies located at 16880 West Bernardo Drive Ste 200, San Diego CA 92127.

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

Directors Absent: None

Representing The Prescott Companies was Leanne Beck, Vice President Inland San Diego and Jessica Williams, Branch President.

CALL TO ORDER: Al Bates called the meeting to order at 6:04p.m.

EXECUTIVE SESSION DISCLOSURE: Board President Al Bates 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: John Makowski from Park West attended the Board meeting to provide the monthly landscape update.

HOMEOWNER FORUM: Time was set aside during open forum for homeowners to voice their concerns and suggestions. There were two homeowners in attendance to address the Board with questions regarding the community.

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

- Regular Session Minutes dated January 29, 2020.
- January 2020 Financials.

- Open Session Collection Resolution.
- Committee Reports.
- Work Order Log.
- Annual Calendar.

## UNFINISHED

### BUSINESS:

Irrigation Invoices: The Board of Directors reviewed the January irrigation invoice submitted by Park West, in the amount of \$7,322.00. Upon a motion made by Lee Kaminetz, seconded by Al Bates and unanimously carried, the Board of Directors approved the invoice as submitted.

CC&R Changes/Capital Improvements: It was announced to the Board of Directors that two additional proposals from architects had been requested. No other action was taken.

Investment Policy: The Board of Directors were provided with an update regarding interviewing City National Bank, Schwab and Morgan Stanley, as well as correspondence from each. Upon a motion made by Mark Emch, seconded by Lee Kaminetz and unanimously carried, the Board of Directors approved of staying with their current financial institution, Morgan Stanley, as well as the closing of the Union Bank reserve account with all funds to be deposited into the Morgan Stanley reserve account.

Annual Tree Trimming Proposals: It was announced that the Board of Directors conducted interviews with two vendors to review proposals for the annual tree trimming. Upon a motion made by Al Bates, seconded by Mark Emch, with Charlotte Cofield opposed, the Board approved of contracting with Park West for tree trimming, at a cost not to exceed \$18,000 per month.

Kaeser Field Shade Structure: The Board of Directors reviewed the revised agreement from legal counsel which has been provided to the 4S Ranch Little League for review and signature. This agreement will allow for the installation and removal of the temporary structure by the organization. Provided for the information of the Board. No action was taken.

## NEW

### BUSINESS:

Investment Recommendations: The Board of Directors reviewed the investment recommendations from Morgan Stanley as follows:

Reserves

Maturing CD (\$200000): Rollover CD maturing on 3/16/2020 for 3 years (1.85%)

Money Market: See previous recommendations

Settlement

Maturing CD (\$200000): Rollover CD maturing on 3/12/2020 for 1 years (1.65%)

Money Market: No Action needed at this time.

Upon a motion made by Mark Emch, seconded by Al Bates, and unanimously carried, the Board of Directors approved the investment recommendations for the reserve account, as submitted.

Insurance Renewal: The Board of Directors reviewed the proposal submitted Kirk Miller Insurance Agency, Inc. for the renewal of the existing policy, which expires March 1, 2020. The total premium for the proposed policy was \$38,924. Upon a motion made by Charlotte Cofield, seconded by Al Bates and unanimously carried, the Board of Directors approved of the renewal, pending information regarding an increase in the deductible.

Homeowner Correspondence: The Board of Directors reviewed correspondence submitted as follows:

- DS4S Community Market requesting the possibility of utilizing Linear Park as a location to hold their events.
- San Moritz Board of Directors requesting treatment and clean-up of the Tijuana's surrounding their Association.

Management was directed to advise the San Moritz Board of Directors that the trees would be treated and trimmed within the coming months. No other action was taken.

**BOARD MEMBER**

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

**NEXT BOARD**

**MEETING:** The next meeting will be held on March 17, 2020 at 6:00 p.m., at the 4S Ranch branch of the County Library, located at 10433 Reserve Drive, San Diego CA 92127.

**ADJOURNMENT:** There being no further business to come before the Board in Regular Session, the meeting was adjourned at 7:39 p.m.

**ATTEST:** \_\_\_\_\_ **DATE:** \_\_\_\_\_