

4S RANCH MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 16, 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 June 16, 2020 at the hour of 6:00 p.m. via Go To Meeting conference call, due to the COVID-19 pandemic.

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.

CALL TO  
ORDER:

Al Bates called the meeting to order at 6:14p.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 and Alex Vanderhoeff from Park West attended the Board meeting via conference call 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. The girl scouts were in attendance via conference call to address the Board regarding their signage request.

CONSENT  
CALENDAR:

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

- Regular Session Minutes dated May 19, 2020.
- May 2020 Financials
- Open Session Collection Resolution.
- Committee Reports.
- Work Order Log.
- Annual Calendar.

## UNFINISHED

### BUSINESS:

Irrigation Invoices: The Board of Directors reviewed the May irrigation invoice submitted by Park West, in the amount of \$6,133.64. Upon a motion made by Charlotte Cofield, seconded by Lee Kaminetz and unanimously carried, the Board of Directors approved of the invoice as submitted.

Maybeck: This item remained on the agenda for Board discussion. No action was taken.

Splash Pad Update-Proposal: The Board of Directors reviewed an update from California Waters regarding splash pad openings as well as the cost to replace the cannon of the blue water gun for \$11,300 or replacement of the head only for \$6,840. Upon a motion made by Al Bates, seconded by Lee Kaminetz and unanimously carried, the Board of Directors approved of the replacement of the head at a cost of \$6,840. No other action was taken.

## NEW

### BUSINESS:

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

#### Reserves

- Maturing CD (7/2/2020): Buy a \$450000 6-month CD
- Money Market: Buy 4 - \$200,000 6-month CD's

#### Operating

- Maturing CD (7/6/2020): Buy a \$100000 1 Year CD
- Money Market: No action required at this time.

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

Tot Lot Playground Upgrade Proposals: The Board of Directors reviewed the proposals for upgrades to the tot lots, as submitted by Miracle Playground. This item was tabled so that an onsite meeting with the vendor could be scheduled.

Trail Usage Request: The Board of Directors reviewed a trail usage request from Helen's Closet for the annual Thanksgiving Run. Upon a motion made Lee Kaminetz, seconded by Charlotte Cofield and unanimously carried, the Board of Directors approved of the request as submitted.

Landscape Proposals: The Board of Directors reviewed the proposals submitted by Park West, as follows:

- Camino Del Norte Median Mulch- \$9,600
- Maybeck Alley Entrances- \$7,248
- 4S Ranch Parkway Wall Planters- \$1,800
- Ralphs Ranch Median- \$200
- 4S Ranch Parkway Tree Fill-Ins- \$21,740
- Seasonal Color- \$2,520
- Camino del Norte Slope Trees- \$10,300
- Work per Habitat Management Plan- \$51,050

Upon a motion made by Charlotte Cofield, seconded by Lee Kaminetz and unanimously carried, the Board of Directors approved of the proposals as submitted, to be paid from reserves with the exception of the habitat work and seasonal color which will be paid from operating.

Homeowner Correspondence: The Board of Directors reviewed correspondence from homeowners as follows:

- The County of San Diego provided the approved concept for the Four Gee area. Management was directed to ask the County if it was ok to submit the concept to 4S Ranch members via email and 4S Connect.
- The girl scouts requested to install signage in the common area landscape to remind homeowners to come to a complete stop as well as permission to place signage in the new 4S Ranch sign structures. Management was directed to advise the girl scouts that they may place no more than two 24x24 yard signs at each of the four intersections for one month and should provide the Board of Directors with a follow-up report regarding the impact of the signage.
- A homeowner requested that the trail area behind Alva Rd be rerouted. This item was tabled so that the Board could review the area in person.
- A homeowner requested additional maintenance on the slope in the Palomino Mesa Court slope along with violation information. Management was directed to provide the homeowners information regarding the current landscaping rotation which will continue to be followed, along with the approved projects and landscape plans currently in place. Information regarding violations is not available to homeowners as it is considered an executive matter.

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 July 21, 2020 at 6:00 p.m., via conference call.

ADJOURNMENT:     There being no further business to come before the Board in Regular Session, the meeting was adjourned at 7:40 p.m.

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