

4S RANCH MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 21, 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 July 21, 2020 at the hour of 6:00 p.m. via Zoom 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 and Jessica Williams, Branch President.

CALL TO ORDER: Al Bates called the meeting to order at 6:02p.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. There were no homeowners in attendance to address the Board of Directors.

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

- Regular Session Minutes dated June 16, 2020.
- June 2020 Financials
- Open Session Collection Resolution.
- Committee Reports.
- Work Order Log.
- Annual Calendar.

#### UNFINISHED

##### BUSINESS:

Irrigation Invoices: The Board of Directors reviewed the June irrigation invoice submitted by Park West, in the amount of \$3,332.28. Upon a motion made by Mark Emch, seconded by Charlotte Cofield and unanimously carried, the Board of Directors approved of the invoice 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. Joe Erpelding and Management provided an update regarding their onsite meeting with the vendor. This item was tabled until the revised proposals with installation costs were received.

#### NEW

##### BUSINESS:

Investment Recommendations: The Board of Directors reviewed investment recommendations from Morgan Stanley. No action was taken as all investment decisions had been completed at the direction of the Board Treasurer, Mark Emch and in accordance with the Associations Investment Policy.

Tipuana Treatment Proposal: The Board of Directors reviewed a proposal submitted by Park West in the amount of \$3,072 for the second treatment of the Tipuanas. Upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried, the Board of Directors approved of the proposal as submitted.

Ivy Gate Red Curb Painting Proposal: The Board of Directors reviewed a proposal submitted by ProTech Painting in the amount of \$3,400 for the painting of the faded red curbs at Ivy Gate. Management was directed to obtain two additional bids and this item was tabled until received.

Ivy Gate Sidewalk Proposal: The Board of Directors reviewed a proposal submitted by Protec Maintenance in the amount of \$5,570 to repair various concrete trip hazards throughout the private Ivy Gate sidewalks. Upon a motion made by Mark Emch, seconded by Charlotte Cofield and unanimously carried, the Board of Directors approved of the proposal as submitted, to be paid from reserves.

Block Wall Painting Proposals: The Board of Directors reviewed proposals submitted by ProTech Painting, Pacific Western Painting and Certapro Painters to repaint the block walls on the south portion of the community. Upon a motion made by Joe Erpelding, seconded by Mark Emch and unanimously carried, the Board of Directors approved of the proposal in the amount \$70,641.53 from Pacific Western Painting, which included a ten-year warranty.

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

- A homeowner requested that the Board consider painting the interior surface of the block, stucco wall. The portion of the wall was replaced by Nautilus and similar to other areas of the walls that were repaired/replaced, does not match the pre-existing color. The CC&Rs Section 7.4b indicates that homeowners are responsible for the interior maintenance of the wall. Management was directed to coordinate painting of the interior panel with the homeowner and vendor completing the exterior wall work.

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 August 18, 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 7:13 p.m.

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