

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
September 15, 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 September 15, 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
 Mark Emch, Treasurer
 Joe Erpelding, Director

Directors Absent: Lee Kaminetz, Secretary

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 6:01p.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 three homeowners in attendance to address the Board of Directors.

CONSENT
CALENDAR:

The Board of Directors reviewed the consent calendar. Al Bates pulled the rules and regulations for discussion. 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 August 18, 2020.
- July & August 2020 Financials
- Open Session Collection Resolution.
- Committee Reports.
- Work Order Log.
- Annual Calendar.

UNFINISHED

BUSINESS:

Irrigation Invoices: The Board of Directors reviewed the August irrigation invoice submitted by Park West, in the amount of \$12,472.04. Upon a motion made by Mark Emch, seconded by Joe Erpelding with Al Bates opposed, the Board of Directors approved of the invoice as submitted.

Landscape Proposals: The Board of Directors reviewed the following proposals as submitted by Park West.

- Bernardo Center Drive Parkway Planters- \$32,780
- Camino San Bernardo star jasmine in bare areas- \$59,760
- Rancho Bernardo Rd slope that backs up to Amante & Ravenna- \$23,660
- Bernardo Center Drive slope between Cayenne Ridge and Dove Canyon- \$75,970

Upon a motion made by Joe Erpelding, seconded by Charlotte Cofield and unanimously carried, the Board of Directors approved of the proposal in the amount of \$23,660. All other proposals were tabled.

Habitat Management Plan: Al Bates provided an update to the Board regarding his conversation with HRS. Provided for the information of the Board. No action was taken.

NEW

BUSINESS:

Annual Meeting & Board Election: The Board of Directors reviewed a copy of the Candidates Notice for the upcoming Master Board Election in November. It was announced that two seats were up for election and that due to COVID-19, the Candidates Evening and Annual Meeting will be held virtually, and the ballots will be mailed to the delegates. Management was directed to set the Candidates Evening for October 12th and purchase \$15 gift cards for the each of the delegates participating in the voting process.

October Activities: The Board of Directors reviewed a request from Park West to sponsor a pumpkin pick-up for 4S Ranch residents. In addition, the Board reviewed the following other activities that usually occur in October:

- Garage Sale- October 3rd
- Fall Spirit Award- usually done the last week of Halloween.

Management was directed to coordinate the pumpkin event with Park West and hold the Fall Spirit Award Contest. The garage sale will not take place due to COVID-19.

Rotary Club of RB Community Clean-Up Request: The Board of Directors reviewed correspondence detailing previous community clean-up projects sponsored by the organization at no cost to the communities. Jim Hyldahl was in attendance to discuss with the Board. Upon a motion made by Charlotte Cofield, seconded by Joe Erpelding and unanimously carried, the Board approved of the event pending confirmation of liability insurance.

Girl Scout Troop Signage Report: The Board of Directors reviewed the report provided by the Girl Scouts detailing their experience with their temporary signage at the stop signs. Management was directed to send correspondence to the girls scout troop to thank them for their efforts.

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

- A homeowner requested that the Board consider removing the charcoal grills in the pocket park on Ralphs Ranch near Liberty Park. Upon a motion made by Al Bates, seconded by Joe Erpelding and unanimously carried, the Board approved of the relocation of the grill at a cost not to exceed \$500.

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 October 20, 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 7:50 p.m.

ATTEST: _____ DATE: _____