

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
January 29, 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 January 29, 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.

CALL TO ORDER:

Al Bates called the meeting to order at 7:01 p.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 Mike Scorsone 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. Many of the homeowners in attendance addressed the Board with questions regarding the community.

CONSENT CALENDAR:

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

- Regular Session Minutes dated November 12, 2019.
- Organizational Minutes dated November 12, 2019.
- Special Regular Session Minutes dated December 1, 2019
- November and December 2019 Financials.

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

UNFINISHED

BUSINESS:

Irrigation Invoices: The Board of Directors reviewed the December irrigation invoice submitted by Park West, in the amount of \$3,778.77 and the November irrigation invoice in the amount of \$6,718.24. Upon a motion made by Charlotte Cofield, seconded by Al Bates and unanimously carried, the Board of Directors approved the invoices as submitted.

CC&R Changes/Capital Improvements: The Board of Directors reviewed a proposal from Mosher Drew. Management was directed to request two additional proposals from architects for the Boards review. No other action was taken.

Investment Policy: The Board of Directors were provided with an update regarding interviewing financial institutions. It was announced to the Board of Directors that a recommendation would be provided at the February meeting. No other action was taken.

4S Connect: The Board of Directors reviewed the revised contract from legal counsel and Media Solutions. As the contract was approved in November, pending legal review, the contract was signed by the Board of Directors.

Annual Tree Trimming Proposals: It was announced that the Board of Directors conducted interviews with four vendors to review proposals for the annual tree trimming. Management was directed to request that The Forestry Group and Park West attend the February meeting for second interviews. No other action was taken.

NEW

BUSINESS:

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

Excess Operating

- Maturing CD (\$100000): Rollover CD maturing on 2/27/2020 for 3 years (1.85%)
- Money Market: No Action needed at this time.

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

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

- Pioneer Park Turf Repair- \$2,810
- Split Fence Rail Replacements - \$7,560
- 2020 BMP installations- \$44,623.50
- Pioneer Park Tree Replacement- \$445
- Bernardo Center Drive Median Replacements- \$16,975
- Dove Canyon Road Parkway Replacements- \$80,550
- Dove Canyon Road Median Replacements- \$30,920

Upon a motion made by Charlotte Cofield, seconded by Al Bates and unanimously carried, the Board of Directors approved of the proposals as submitted. The Association has a \$37,980 annual plant credit that will be utilized to pay for the approved proposals that are paid from operating (BMP installations and Pioneer Park turf repair). After the plant credit, \$9,453.50 will be expended from operating and any remaining balance due for the other approved proposals will be expended from reserves.

Kaeser Field Shade Structure: Paul Schneider, 4S Ranch Little League President, was in attendance to request that the Board consider allowing the organization to install a temporary shade structure at the field, to be removed at the end of the season. Upon a motion made by Lee Kaminetz, seconded by Al Bates and unanimously carried, the Board of Directors voted to approve of the request pending review from legal counsel and an update to the current agreement in place between the organization and Association if needed.

Ground Lighting Proposal: The Board of Directors reviewed a proposal prepared by Three Phase Electric to replace the ground lighting at the tower at the intersection of Dove Canyon and Bernardo Center at a cost of \$5,118. Upon a motion made by Joe Erpelding, seconded by Charlotte Cofield, with Al Bates opposed, the Board of Directors voted to approve of the proposal as submitted, to be paid from reserves.

2020 Social Event Proposals: The Board of Directors reviewed a comparison chart of all Association social events over the past three years, along with the following 2020 social event proposals:

- Spring Egg Hunt April 11th- \$11,790
- July 4th Carnival - \$18,109
- July 4th Fireworks - \$20,000
- Concert in the Park - \$7,988
- Winter Wonderland - \$22,495
- DJ for Winter Soiree - \$825

Upon a motion made by Joe Erpelding, seconded by Lee Kaminetz and unanimously carried, the Board of Directors voted to approve to continue all social events from the previous year and to approve all proposals as submitted, with the exception of the Concert in the Park proposal, which will be revised to expand the event to a 20-year 4S Ranch celebration.

Annual Review & Taxes: The Board of Directors reviewed proposals from Greg Villard and Jeremy Newman to prepare the annual financial review and taxes, with an option to prepare an audit instead of annual review. Upon a motion made by Mark Emch, seconded by Lee Kaminetz and unanimously carried, the Board of Directors voted to approve of the proposal submitted by Greg Villard, in the amount of \$1,800 to prepare the annual financial review and taxes, as done in previous years.

Architectural Appeal: The Board of Directors reviewed an architectural application that was denied and request for consideration by the Board to approve and allow 16927 Silver Crest Drive to keep their front door painted Jittering Jade. Upon a motion made by Al Bates, seconded by Charlotte Cofield and unanimously carried, the Board of Directors voted to deny the appeal request and uphold the MAC decision as the color submitted does not exist in the neighborhood.

Homeowner Correspondence: The Board of Directors reviewed correspondence from the homeowner from 16762 Summit Vista Drive, in which he provided feedback regarding the holiday decorating contest. Provided for the information of the Board. No 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 February 18, 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 9:46 p.m.

ATTEST: _____ DATE: _____