

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
November 17, 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 November 17, 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

Directors Absent: Joe Erpelding, Director

Representing The Prescott Companies was Leanne Beck, Vice President North County Coastal Division.

CALL TO
ORDER:

Al Bates called the meeting to order at 6:00p.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.

COVID-19
CLOSURES:

An update was not provided at this time as there were no changes in the current common area closures.

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 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 October 20, 2020.
- October 2020 Financials.
- Investment Transactions.
- Committee Reports.
- Work Order Log.
- Annual Calendar.
- Foreclosure Proceedings as recommended by Community Legal Advisors for accounts: 7801653714(APN678-630-50-00), 7801666840 (APN678-637-14-13), 7801159263(APN678-638-10-32)

UNFINISHED

BUSINESS:

Irrigation Invoices: The Board of Directors reviewed the October irrigation invoice submitted by Park West, in the amount of \$7,285.83. Upon a motion made by Charlotte Cofield, seconded by Mark Emch and unanimously carried, the Board of Directors approved of the invoice as submitted.

NEW

BUSINESS:

Annual Financial Review & Taxes: The Board of Directors reviewed the proposal from Greg Villard in the amount of \$1,800 to prepare the annual financial review and taxes for the Association. Upon a motion made by Mark Emch, seconded by Charlotte Cofield and unanimously carried, the Board of Directors approved of the proposal as submitted.

Investment Policy: The Board of Directors reviewed the Board adopted investment policy and correspondence from legal counsel. This item was tabled until the January meeting.

Holiday Event Proposals: The Board of Directors reviewed options presented by Valley Events for holiday events that would be virtual or socially distanced. Upon a motion made by Al Bates, seconded by Charlotte Cofield and unanimously carried, the Board approved of a Winter Wonderland Drive Thru, to be held at Linear Park on December 12th, at a cost of \$32,910.70. Management was also directed to order three signs to be installed on the large wooden structures in the common areas.

Fitness Station Proposals-Pocket Parks: The Board of Directors reviewed a proposal in the amount of \$33,170.84 to add the fitness stations to each of the tot lots that are getting new playground equipment. This item was tabled until completion of the approved tot lot renovations.

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

- The County of San Diego provided plans for a traffic signal project on Deer Ridge Road and Camino San Bernardo. Informational only.

- A homeowner requested that the Board consider adding mature vegetation to create a barrier and deter access to the canyon on Alva Road. Management was directed to request a proposal from Park West.

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 January 19, 2021 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 6:45p.m.

ATTEST: _____ DATE: _____