

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
February 15, 2022
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 February 15, 2022 at the hour of 6:00 p.m. via zoom.

ATTENDANCE: Directors Present: Albert Bates, President
Charlotte Cofield, Vice President
Lee Kaminetz, Secretary
Mark Emch, Treasurer
Michael Abdou, Director

Directors Absent: None

Representing The Prescott Companies was Leanne Beck, Vice President North County Coastal Division and Jessica Williams, Branch President.

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, Carlos Kurlinski, Mike Scorsone, Cory Gallagher and Jason Stewart from Park West attended the Board meeting via zoom 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 two 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 January 18, 2022.
- December 2021 Financials.
- Committee Reports.
- Work Order Log.
- Annual Calendar.
- Action List.
- Collection Resolution.

UNFINISHED
BUSINESS:

Irrigation Invoice: The Board of Directors reviewed the December irrigation invoice submitted by Park West in the amount of \$9,474.02. Upon a motion made by Lee Kaminetz, seconded by Charlotte Cofield and unanimously carried, the Board voted to approve of the invoice as submitted.

Investments & Investment Policy: This item remains open in case board action is needed. No action was taken.

Social Events: The Board of Directors reviewed social event proposals and voted as follows:

- Spring Egg Hunt at Pioneer Park- \$14,956.90

Upon a motion made by Lee Kaminetz, seconded by Al Bates and unanimously carried, the Board voted to approve of the proposal as submitted.

- 21st Anniversary at Linear Park- \$42,405.67

Upon a motion made by Charlotte Cofield, seconded by Al Bates and unanimously carried, the Board voted to approve of the proposal as submitted.

- Summer Soiree at Pioneer Park- \$35,339.50

Upon a motion made by Lee Kaminetz, seconded by Michael Abdou and unanimously carried, the Board voted to approve of the event, not to exceed \$35,000.

- Winter Wonderland at Pioneer Park- \$29,047.85

Upon a motion made by Al Bates, seconded by Michael Abdou and unanimously carried, the Board voted to approve of the proposal as submitted.

Signage Proposal: Upon a motion made by Michael Abdou, seconded by Al Bates and unanimously carried, the Board voted to approve the proposal in the amount of \$5,080.89 from FastSigns for event signage.

Insurance Renewal: Upon a motion made by Mark Emch, seconded by Charlotte Cofield and unanimously carried, the Board voted to approve the annual insurance renewal from Kirk Miller Agency in the amount of \$40,210.

NEW

BUSINESS:

Finance Committee: The Board of Directors reviewed correspondence from a delegate interested in serving on the committee along with a quarterly report provided by the committee chair. Upon a motion made by Lee Kaminetz, seconded by Mark Emch and unanimously carried, the Board voted to appoint Sheri Mayer to the finance committee.

Architectural Application Appeal: Upon a motion made by Al Bates, seconded by Lee Kaminetz and unanimously carried, the Board voted to approve the architectural submittal from 16167 Deer Ridge Ct with the conditions listed by the MAC and also the following conditions:

- An issuance of a building permit is required from the County of San Diego.
- At the completion of the project, the homeowner is required to provide a final inspection approval from the County in order for the MAC to approve the Notice of Completion and close out the file.

Landscape Proposals: The Board of Directors reviewed proposals provided by Park West and voted as follows:

- Renovations at corners Glen Aspen, Monterey Ridge and 4S Ranch Parkway-\$8,981.

Upon a motion made by Al Bates, seconded by Michael Abdou and unanimously carried, the Board voted to deny the proposal.

- Lone Quail Slope- \$14,180

Upon a motion made by Charlotte Cofield, seconded by Mark Emch and unanimously carried, the Board voted to approve the proposal as submitted, to be paid from reserves.

- Plant material at Painted Canyon Park- \$3,500

Upon a motion made by Al Bates, seconded by Charlotte Cofield and unanimously carried, the Board voted to approve the proposal as submitted, to be paid from reserves.

- Red apple at Painted Canyon near Falcon Crest- \$3,155

Upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried, the Board voted to approve the proposal as submitted, to be paid from reserves.

- New plant installations located near the corner of Lone Quail and Deer Ridge. - \$5,655

This item was tabled.

- Planter renovation along Albert- \$4,885

Upon a motion made by Michael Abdou, seconded by Mark Emch and unanimously carried, the Board voted to approve the proposal as submitted, to be paid from reserves.

- Deer Ridge Slope- \$169,625

Upon a motion made by Charlotte Cofield, seconded by Michael Abdou and unanimously carried, the Board voted to approve the proposal as submitted, to be paid from reserves.

- 4S Ranch Parkway and Camino San Bernardo planters behind monuments- \$10,615

Upon a motion made by Charlotte Cofield, seconded by Al Bates and unanimously carried, the Board voted to approve the proposal as submitted, to be paid from reserves.

Homeowner Correspondence: The Board of Directors reviewed the following homeowner correspondence:

- Correspondence from a homeowner regarding street parking by commercial vehicles and RV's.

Management was directed to send correspondence to the City of San Diego and County of San Diego regarding the possibility of installing signage that does not allow the parking of RV's or commercial vehicles at any time.

BOARD MEMBER

INPUT: Board members were allotted time to provide input regarding Association matters and items to be included in the upcoming Agenda.

NEXT BOARD

MEETING: The next meeting will be held on March 15, 2022 at 6:00 p.m.

ADJOURNMENT:

There being no further business to come before the Board in Regular Session, the meeting was adjourned at 8:23p.m.

ATTEST: _____ **DATE:** _____