

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
March 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 March 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: Carlos Kurlinski, 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 Al Bates and unanimously carried, the Board of Directors approved the following items on the consent calendar:

- Regular Session Minutes dated February 15, 2022.
- January 2022 Financials.
- Committee Reports.
- Work Order Log.
- Annual Calendar.
- Action List.
- Collection Resolution.

UNFINISHED

BUSINESS:

Irrigation Invoice: The Board of Directors reviewed the February irrigation invoice submitted by Park West in the amount of \$9,308.32. Upon a motion made by Al Bates, seconded by Lee Kaminetz 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.

Landscape Proposal: This item was tabled for Board of Directors review of location.

Insurance Renewal: This item remains open for board action needed when additional deductible options are provided. No action was taken.

NEW

BUSINESS:

Tree Removal Proposal: Upon a motion made by Lee Kaminetz, seconded by Charlotte Cofield and unanimously carried, the Board approved a proposal in the amount of \$840 to remove the podocarpus near 10475 Cherry Blossom.

Architectural Application: Upon a motion made by Al Bates, seconded by Lee Kaminetz and unanimously carried, the Board voted to approve the architectural submittal from 10483 Garden Walk Court with confirmation of the County setback being adhered to.

Reserve Study Proposal: Upon a motion made by Mark Emch, seconded by Lee Kaminetz and unanimously carried, the Board approved Association Reserves in the amount of \$2,590 for the three-year loyalty plan agreement which includes the level 2 and two level 3 updates.

Ivy Gate Fencing Proposals: Upon a motion made by Michael Abdou, seconded by Mark Emch and unanimously carried, the Board approved the proposal from ProTech Painting in the amount of \$68,600, to be paid from reserves.

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

- Correspondence from a homeowner regarding a Hindu festival.
- Correspondence regarding Ivy Gate from two homeowners
- An update from the Girl Scout Troop that is utilizing the Garden Walk guard house.

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 April 19, 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 7:17p.m.

ATTEST: _____ DATE: _____