

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
July 19, 2022
REGULAR SESSION MEETING MINUTES

NOTICE OF MEETING:

Upon due notice given and received, the Regular Session meeting of the 4S Ranch Master Association Board of Directors was held on July 19, 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

Directors Absent: Michael Abdou, Director

Representing The Prescott Companies was Leanne Beck, Senior Vice President of Community Management Operations, Paola Scrimsher, President, and Jocelyn Luna, General Manager.

CALL TO ORDER:

Jocelyn Luna called the meeting to order at 6:03 p.m.

EXECUTIVE SESSION

DISCLOSURE:

Jocelyn Luna 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, Jason Stewart and Mike Scorsone 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 no homeowners in attendance.

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 June 21, 2022.
- June 2022 Financials.
- Investment Reports.
- Collection Resolution.
- Committee Reports.
- Annual Calendar.
- Action List.

UNFINISHED

BUSINESS:

Irrigation Invoice: The Board of Directors reviewed the June irrigation invoice submitted by Park West in the amount of \$19,959.95. Upon a motion made by Lee Kaminetz, seconded by Charlotte Cofield and unanimously carried, the Board voted to approve the invoice as submitted.

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

- Proposal #96526 – Conversion of 409 total PGP sprinkler to MP nozzles along Camino Del Norte between 4S Ranch Pkwy/Dove Canyon - \$33,582 to be paid from reserves.

The proposal was approved upon a motion made by Lee Kaminetz, seconded by Mark Emch and unanimously carried.

Meeting Schedule: Upon a motion made by Al Bates, seconded by Charlotte Cofield and unanimously carried, the Board changed their executive session meeting schedule to 6pm and regular session to 7pm as needed for school classroom reservations.

NEW

BUSINESS

Finance Committee Update: Mark Emch provided an update regarding the Association's financial activity. No action was taken.

Brush Management: No action was taken.

Park West Arborist Report: No action was taken.

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

- Proposal #97856 – Renovation of plant material in south corners of Fox Valley/Camino San Bernardo - \$2,867

This was approved to be paid from reserves upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried.

- Proposal #97859 – Renovation of 12 corner planters on Cimarron Canyon/Cimarron Crest/Lone Quail/Prairie Springs - \$9,906.

This was approved to be paid from Amherst Reserves upon a motion made by Charlotte Cofield, seconded by Lee Kaminetz and unanimously carried.

- Proposal #97864 – Renovation of Cayenne Ridge slope for demolition and clearance of brush, installation of irrigation and new plant material - \$274,900.

This proposal was conditionally approved to be paid from reserves at an approximate cost of \$114,625 for demotion work only, pending additional information regarding RSFFD planting requirements.

- Proposal #97898 – Installation of a replacement dog waste station on Dear Ridge Road - \$785

This proposal was approved upon a motion made by Lee Kaminetz, seconded by Mark Emch and unanimously carried.

- Proposal #97896 – Ongoing replacement of posts and rails along HOA trail - \$4,240.

This proposal was approved upon a motion made by Lee Kaminetz, seconded by Mark Emch and unanimously carried.

Splash Pad Tot Lot Repairs: This item was tabled.

Pioneer Park Tunnel Slide: Upon a motion made by Lee Kaminetz, seconded by Charlotte Cofield and unanimously carried, the Board approved the replacement of the brown slide exit and patching of the tot lot under the slide through Miracle Recreation Sales at a cost of \$2,933.51 to be paid from reserves.

21st Anniversary Celebration Highlights: Management provided a summary of the events and costs associated with this event. No action was taken.

2022 Delegate Election Bid: This item was tabled.

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 August 16, 2022 at 6:00 p.m. in classroom C102 at Design 39 campus located at 17050 Del Sur Ridge Road, San Diego, CA 92127.

ADJOURNMENT:

There being no further business to come before the Board in Regular Session, the meeting was adjourned at 8:06 p.m.

ATTEST: Albert Bates DATE: 8/25/2022 | 8:23 PM PDT