

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
October 18, 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 October 18, 2022 at the hour of 6:00 p.m. at the Bridgeport Clubhouse located at 10433 Styles Place, San Diego, CA 92127.

ATTENDANCE:

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

Directors Absent: Mark Emch, Treasurer

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

CALL TO ORDER:

Jocelyn Luna called the meeting to order at 6:07 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:

Mike Scorsone, Chris Ward and Cameron MacDonald from Park West attended the Board meeting 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. Two homeowners were in attendance.

CONSENT CALENDAR:

The Board of Directors reviewed the consent calendar. Upon a motion made by Lee Kaminetz, seconded by Charlotte Cofield and unanimously carried, the Board of Directors approved the following items on the consent calendar:

- Regular Session Minutes dated September 20, 2022.
- September 2022 Financials.
- Investment Reports.
- Committee Reports.
- Annual Calendar.
- Action List.
- Collection Resolution.

**UNFINISHED
BUSINESS:**

Park West Arborist Report: No action was taken.

Irrigation Invoice: The Board of Directors reviewed the September irrigation invoice submitted by Park West in the amount of \$9,878.12. Upon a motion made by Al Bates, seconded by Lee Kaminetz 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 #97864 – Renovation of Cayenne Ridge slope for demolition and clearance of brush, installation of irrigation and new plant material - \$274,900 previously approved for demo and clearance only.

This item was tabled pending revisions to be submitted by Park West.

Delegate Appreciation: No action was taken.

**NEW
BUSINESS**

Landscape Proposals: The Board reviewed landscape proposals submitted by Park West and voted as follows:

- Proposal #100042 – 17576 Ralps Ranch Road – stump removal and escallonia installation - \$1,114.00
Tabled pending further information from Park West Arbor Division.

2023 Tree Trimming Plan: This item was tabled.

Pro-Tech Painting Change Order 2 (Ivy Gate): Upon a motion made by Al Bates, seconded by Lee Kaminetz and unanimously carried, the Board approved the \$6,800 change order for additional repairs needed to the perimeter wrought iron fence at Ivy Gate, to be paid from Ivy Gate reserves.

Delegate Appointments: Upon a motion made by Charlotte Cofield, seconded by Al Bates and unanimously carried, the Board appointed Justin Umpierre as a delegate of Gianni neighborhood and Antoinette Ryder as a delegate of the Silhouette neighborhood.

Arc NOC – 10535 Rosedust Glen Dr: This item was tabled pending additional inspection.

Owner Correspondence: The Board reviewed correspondence submitted by the 4S Ranch Girls Softball League requesting an additional trash can, 'no dogs' sign, and maintenance. Upon a motion made by Lee Kaminetz, seconded by Charlotte Cofield and unanimously carried, the request was approved.

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 November 15, 2022 at 6:00 p.m. at the Bridgeport HOA clubhouse located at 10433 Styles Place, 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: _____ DATE: _____