

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
November 15, 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 November 15, 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
Mark Emch, Treasurer
Lee Kaminetz, Secretary
Michael Abdou, Director

Directors Absent: Charlotte Cofield, Vice President

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

CALL TO ORDER:

Leanne Beck called the meeting to order at 6:01 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, Carlos Kurlinski 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 Mark Emch, seconded by Lee Kaminetz and unanimously carried, the Board of Directors approved the following items on the consent calendar:

- Regular Session Minutes dated October 18, 2022.
- October 2022 Financials.
- Investment Reports.
- Committee Reports.
 - Al Bates disclosed the following actions had been taken by the ERC in the month of November:
 - 207 Compliance letters were issued
 - 31 Hearings were held
 - 13 Fines were issued
 - 16 Properties were brought into compliance
 - 2 Properties were fined in abeyance
 - 3 Fine waivers were denied
 - 1 Fine waiver was approved
- Annual Calendar.
- Action List.
- Collection Resolution.

**UNFINISHED
BUSINESS:**

Park West Arborist Report: No action was taken.

Irrigation Invoice: The Board of Directors reviewed the October irrigation invoice submitted by Park West in the amount of \$8,792.34. 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 - previously approved for demo and clearance only in the amount of \$114,625 – presented again for approval of continued renovation and replanting in the amount of \$160,275

This item was approved to be paid from reserves upon a motion made by Lee Kaminetz, seconded by Michael Abdou, with Al Bates opposed.

- Proposal #100042 – Installation of (2) 5 gallon escallonia to match surroundings at 17576 Ralphs Ranch Rd - \$74

This item was approved upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried.

ARC NOC: Upon a motion made by Michael Abdou, seconded by Al Bates and unanimously carried, the NOC for 10535 Rosedust Glen’s drought tolerant landscape was approved as submitted.

**NEW
BUSINESS**

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

- Proposal #100731 – Monument Signs – Removal of old geraniums and installation of new plant material at all monuments . \$15,901.

This item was tabled pending plant palette revision.

- Proposal #100734 – Winesprings Entry – Renovation to include installation of drought tolerant plant material. \$9,055.

This item was tabled pending additional inspection and plant palette revision.

- Proposal #100740 – Corners of Monterey Ridge Road/Albert Ave/Eagle Canyon – Renovation of 25 planters to include installation of drought tolerant plant material. \$26,682.

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

- Proposal #95771 – Dove Canyon/Bernardo Center – Renovation of lower sections. \$14,135.

This proposal was denied upon a motion made by Mark Emch, seconded by Al Bates and unanimously carried.

2023 Annual Calendar: Management provided the draft Annual Calendar for discussion only. No action was taken.

2023 Annual Budget and Reserve Study: Upon a motion made by Al Bates, seconded by Lee Kaminetz and unanimously carried, the Board approved the 2023 budget pending final review and approval by the Finance Committee.

2023 4S Ranch Master Tree Trimming Plan: A proposal was submitted by Park West Arbor Division for 12 days of trimming per month at a cost of \$19,800 per month (\$1,650 per day). Management was instructed to request reduction to 10 days of trimming per month. No action was taken.

2023 Garden Walk Tree Trimming Plan: Upon a motion made by Mark Emch, seconded by Lee Kaminetz and unanimously carried, the Board approved the 2023 trimming plan at a cost of \$6,492.

Rule Revisions: This item was tabled.

ERC Committee Vacancy: Upon a motion made by Lee Kaminetz, seconded by Mark Emch and unanimously carried, the Board approved for the ERC to appoint a Member to the vacancy.

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 January 17, 2022 at 6:00 p.m. at the Bridgeport HOA clubhouse located at 10433 Styles Place, San Diego, CA 92127.

ADJOURNMENT:

The Regular Session was adjourned at 6:52 pm in order to hold the Annual Meeting scheduled for 7:00pm. The Regular Session was reconvened at 7:58 pm. There being no further business to come before the Board in Regular Session, the meeting was adjourned at 9:26 p.m.

ATTEST: _____ DATE: _____