

**4S RANCH MASTER ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
June 20, 2023  
**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 June 20, 2023 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  
                                  Lee Kaminetz, Secretary  
                                  Michael Abdou, Director

Directors Absent:     Charlotte Cofield, Vice President  
                                  Mark Emch, Treasurer

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

**CALL TO ORDER:**

Jocelyn Luna called the meeting to order at 6:00 p.m.

**EXECUTIVE SESSION DISCLOSURE:**

It was 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:**

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. There were no homeowners in attendance.

**CONSENT**

**CALENDAR:**

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

- Regular Session Minutes dated May 16, 2023
- May 2023 Financials
- Investment Listing
- Committee Reports
- Annual Calendar
- Action Lists

**UNFINISHED  
BUSINESS:**

Enforcement Committee Report: The following statistics were provided from the May enforcement meeting: 26 hearings, 10 corrections, 11 fines, 5 extensions, and 2 total appeals - both denied. No action was taken.

Park West Arborist Report: Presented for information. No action was taken.

Park West Irrigation Invoice: The Board of Directors reviewed the January irrigation invoice in the amount of \$12,999.30. Upon a motion made by Michael Abdou, seconded by Al Bates and unanimously carried, the Board voted to approve the invoice as submitted.

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

- Proposal #104973 – Camino Del Norte Median – add plant material and mulch to fill in bare areas. \$21,825
- Proposal #105069 – Bernardo Center Slope – add plant material to bare areas. \$33,300.
- Proposal #105072 – Deer Ridge slope across high school – add plant material. \$49,580

These proposals were tabled, and Management was instructed to notify Park West that major approvals would continue to be tabled until Park West caught up with the regular maintenance rotation and brush clearing.

Fire Department Attendance: Mark Smith and Brandon Closs of the Rancho Santa Fe Fire Department were in attendance to provide an update regarding their assessment of the Association's satisfactory progress in achieving brush clearance. Management announced a final

inspection would be conducted at the end of the month. No action was taken.

Town Green Vault & Electrical: Management announced that Domusstudio may have a lead electricians willing to service this area. This was an informational update only. No action was taken.

## **NEW BUSINESS**

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

- Proposal #102612 – Monuments (14 large, 11 medium) – demo existing plant material, keep the large American Agave and pots, install new drought tolerant plants, boulders, river rock and mulch. \$25,003.

This proposal was tabled to allow the landscape committee to review and provide their recommendation to the Board.

- Proposal #105204 – Mulch throughout Garden Walk planters \$6,900.

Upon a motion made b Al Bates, seconded by Lee Kaminetz and unanimously carried, this was approved.

- Proposal #106899 – Replenish DG pathways at Monarch Gardens \$5,905.

Upon a motion made by Lee Kaminetz, seconded by Al Bates and unanimously carried, this was approved.

- Proposal #1106900 – Annual Color at monument signs \$10,187.50.

This proposal was tabled to allow the landscape committee to review and provide their recommendation to the Board.

Waste Hauler Proposals: Jeff Morin and Joel Allen were in attendance to present a plan to potentially divide the Association into different areas serviced by different waste haulers in an attempt to ensure adequate service and pricing to residents. No action was taken. Management was instructed to follow up regarding community organics recycling.


## **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 July 18, 2023 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 8:13 p.m.

ATTEST:  DATE: 7/18/23  
*Secretary*