

4S RANCH MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
September 19, 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 September 19, 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
 Michael Abdou, Director
 Mark Emch, Treasurer
 Lee Kaminetz, Secretary

Directors Absent: Charlotte Cofield, Vice President

Representing The Prescott Companies was Jocelyn Luna, General Manager and Paola Scrimsher, President.

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, Mike Scorsone, 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. Shari and Gregory May and Katie and Michael Harris were in attendance to speak.

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 August 15, 2023
- August 2023 Financials
- Investment Listing
- Committee Reports
- Annual Calendar
- Action Lists

Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property mentioned below:

APN 678-664-18-00 and 678-610-07-09.

**UNFINISHED
BUSINESS:**

Enforcement Committee Report: A report was provided by Al Bates from the ERC. 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 August irrigation invoice in the amount of \$15,371.80. Upon a motion made by Al Bates, seconded by Mark Emch 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 #105069 – Bernardo Center Slope – add plant material to bare areas. \$40,700.
- Proposal #105072 – Deer Ridge slope across high school – add plant material. \$49,580

Upon a motion made by Mark Emch, seconded by Al Bates and unanimously carried, the Board approved the proposal as submitted, to be paid from reserves.

- 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. \$256,003.

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

All other proposals except where noted, were tabled for further discussion by the Landscape Committee.

Waste Hauler Proposals: Upon a motion made by Lee Kaminetz, seconded by Al Bates and unanimously carried, the Board approved renewal of the Waste Management contract at a rate of \$39.50 for 3400 homes or \$40.50 for 200-1000 homes with 3-cart service contingent upon update from Pin Waste regarding the hauler choice for the predetermined cost centers/sub associations at the discretion of each of their boards when applicable.

Fence Repair Bid – 16316 Deer Ridge Road: Management reviewed bids to repair the common area fence damaged by private landscape. Upon a motion made by Lee Kaminetz, seconded by Al Bates and unanimously carried, the Board approved a cost NTE \$1,900 for repairs done by a licensed, insured and bonded contractor, to be billed back to the responsible owner.

**NEW
BUSINESS:**

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

- Proposal #109211 – Camino Del Norte/Bernardo Center Monuments – Remove and replace agave American due to final blooms. \$5,310

Upon a motion made by Al Bates, seconded by Mark Emch and unanimously carried, the Board approved the proposal as submitted, to be paid from reserves.

- Proposal #109212 – Golden Wagon – replace four (4) dead bottle trees removed by arbor care and reseed turf where needed. \$3954

Upon a motion made by Al Bates, seconded by Lee Kaminetz and unanimously carried, the Board approved the proposal as submitted, to be paid from reserves.

- Proposal #109136 – Quarterly Dam Clearance of the lower portion of the upper dam. \$4,444 quarterly.

This proposal was tabled for revision to include 10' away from the bottom of the creek on either side.

Rules and Regs: This item was tabled due to time.

Ivy Gate Matters

- Correspondence – Shari May was in attendance to discuss correspondence submitted for Board review, including quarterly gate code updates and community maintenance. No action was taken.
- Cellular Call Box – Upon a motion made by Michael Abdou, seconded by Lee Kaminetz and unanimously carried, the Board approved upgrading the directory box from a landline to a cellular model at a cost of \$2,848 to be paid by Ivy Gate reserves, and subsequently to subscribe to a cellular data plan that will present a monthly savings upon termination of the telephone line.

Owner Correspondence 16982 Silver Pine Road: Katie Harris was in attendance to request repair to the wrought iron fence between 16982 and 16978 Silver Pine Road after previously being advised by Management that this area is not an HOA maintenance responsibility. The Board instructed Management to obtain an opinion from legal counsel for a final interpretation of the Governing Documents for a decision on how to proceed.

Park Repair Bids: The Board reviewed bids for repairs throughout all Association pocket parks and Linear Park. Bids were submitted as follows:
Protech Painting - \$59,100

Protec Building Maintenance - \$64,625

Empire Works - \$92,400

Upon a motion made by Lee Kaminetz, seconded by Michael Abdou and unanimously carried the Board approved a cost NTE \$59,100 for all pocket parks wood, stone, concrete, and furnishing repairs to be paid from reserves.

Pioneer Park:

- Slide - The Board reviewed a bid to replace the broken portion of the bottom exit slide from Miracle Recreation in the amount of \$1,099 and a bid for installation from Western State Builders in the amount of \$1,980 for a total cost of \$3,079. Upon a motion made by Al Bates, seconded by Lee Kaminetz and unanimously carried, the Board approved the total cost to be paid from reserves.
- Drinking Fountain – The Board reviewed a bid from Protec Plumbing to replace the aged drinking fountain at Pioneer Park with like for like in the amount of \$10,115. This was tabled to

obtain additional bids and a revised scope for an upgraded drinking fountain to include a water botte fill station.

Meter Pedestal Repairs: The Board approved a proposal from Ayoub Electric to replace the broken meter pedestal on 9799 Deer Trail Drive at a cost of \$7,960 and the worn meter pedestal at the corner of Cove Creek and Dove Canyon at a cost of \$6,760 to be paid from reserves.

2024 Draft Budget: Upon a motion made by Michael Abdou, seconded by Mark Emch and unanimously carried, the Board approved the 2024 draft budget to include the following: a 5% increase in the monthly master assessment, a 7% increase for the Amherst annual assessment, and a 20% increase in the Maybeck annual assessment.

2024 Reserve Study: The following is a summary of funding for the various communities:

- Master 91.3%
- Amherst 54.2%
- Garden Walk 110.2%
- Ivy Gate 75.5%
- Maybeck 20.3%

Upon a motion made by Lee Kaminetz, seconded by Al Bates an unanimously carried, the Board approved the Master, Amherst, Garden Walk, and Maybeck reserve studies as submitted and approved Ivy Gate contingent upon a revision increasing the remaining useful life of the landscape renovation line item.

2024 Annual Meeting & Delegate Appreciation: It was announced that Al Bates, Charlotte Cofield and Lee Kaminetz's positions were up for election at the Annual Meeting scheduled for November 14, 2023 at Miguel's Cocina in 4S Ranch, to be sponsored by the Prescott Companies. The Nominating Committee would consist of Michael Abdou and Mark Emch. No action was taken.


**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 October 17, 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 9:07 p.m.

ATTEST:  DATE: 10/17/23
Cee Kaminetz, Secretary