

**ONE FORD ROAD COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JANUARY 14, 2015**

**BOARD MEMBERS PRESENT:** Mike Lanni – President  
Harold Fox –  
Vice President/Treasurer  
Michael Galardo – Secretary  
Christine Daily – Member at Large  
Dean Morrow – Member at Large

**BOARD MEMBER ABSENT:** None

**MANAGEMENT REPRESENTATIVE:** Renee Barger  
Keystone Pacific Property  
Management, Inc.

**EXECUTIVE SESSION SUMMARY – JANUARY 14, 2015**

During the January 14, 2015 Executive Session meeting, the November 5, 2014 Executive Session Minutes were approved as submitted, hearings were held, legal matters were discussed, Management's expectations with social events and delinquent accounts were discussed.

**CALL TO ORDER**

The meeting was called to order at 5:50 PM by Board President, Mike Lanni, at the One Ford Road Community Clubhouse.

**HOMEOWNER FORUM**

Several homeowners were in attendance. Items that were discussed included landscaping, tree trimming, installation of trash cans, installation of benches near the front lawn, Wifi in the gym, crow infestation, and common area maintenance components.

**COMMITTEE REPORTS**

**A. Committee Reports –**

- 1) Architectural – Geoff Joynt, Chair & Committee Members, Scott Amling and Janice Markley. Geoff Joynt, Scott Amling and Janice Markley were absent from the meeting.
- 2) Landscape – Mel Cecil, Chair & Committee Member, Julie Blumberg – Mel Cecil was in attendance at the meeting and provided the Board with a report.
- 3) Maintenance – Need Volunteer
- 4) Facility – Need Volunteer
- 5) Finance – Harold Fox, Chair – Harold Fox was in attendance at the meeting and made a recommendation to approve the financial statements.
- 6) Security – Leslie Baker, Chair was absent from the meeting. Christine Daily provided a report to the Board in her absence.
- 7) Fitness Center/Gym – Ross Sarracino and Viggo Bosserup, Committee Co-Chairs. Viggo Boserup provided a report to the Board.
- 8) Adult Social Committee – Karen Lamie and Frania Black, Committee Co-Chairs – Karen Lamie and Frania Black were absent from the meeting.
- 9) Pool Committee – Rob Boyer and Richard Hamm, Co-Chairs – Rob Boyer and Richard Hamm were in attendance at the meeting and provided a report to the

Board.

10) Family Social Committee – Need Volunteer

#### **PRESENTATION – SECURITY**

Juan Gutierrez, Post Commander from Securitas was in attendance at the meeting to discuss security updates.

#### **CONSENT CALENDAR**

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion: (5/0)

- A. **Approval of General Session Meeting Minutes/Architectural Submittal Reports – RESOLVED**, to approve the General Session Minutes as recorded for the Board of Directors meeting held on November 5, 2014 and to accept the Architectural Submittal Reports for September 10, 2014 through December 10, 2014.
- B. **Acceptance of Financial Statements – RESOLVED**, to accept the October 31, 2014 and November 30, 2014 financial statements as submitted.
- C. **Basketball Hoops – RESOLVED**, to approve replacing two (2) basketball hoops for a total cost not to exceed \$200.00.
- D. **Guard Gate Chairs – RESOLVED**, to approve replacing four (4) guard gate chairs for a total cost not to exceed \$300.00.
- E. **Fireplace Gas Valve Door Lock – RESOLVED**, to approve the proposal from Costa Mesa Lock & Key to install a lock on the gas valve door for a total cost of \$158.37.
- F. **Quarterly Tot Lot Powerwashing Proposal –** This item was pulled from the consent calendar for further discussion.
- G. **Executive Committee – Ratification of Decisions – RESOLVED**, to accept the decisions of the Executive Finance Committee since the last meeting, which includes the approval of the proposal from DRC Pools for the removal and installation of the Ford pool deck stone for a total cost of \$101,100.00, the approval of the proposal from Walker Zanger for the purchase of the Ford pool deck stone for a total cost of \$41,694.00 and the approval of the proposal from Cox Contracting Services, Inc. to refurbish and spot paint the tot lot for a total cost of \$3,100.00.
- H. **Delinquent Accounts –** This item was pulled from the consent calendar for further discussion.

**OLD/NEW BUSINESS**

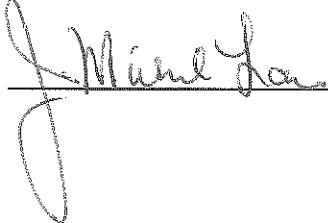
- A. **Quarterly Tot Lot Powerwashing Proposal** – A motion was made, seconded and carried not to approve the proposal from Urban Environmental to power wash all playground equipment, rubber surfaces, and sidewalk areas for a total cost of \$175.00 every three months. (5/0)
- B. **Delinquent Accounts** – A motion was made, seconded and carried to turn APN#442-471-36, APN#442-471-14 and APN#442-472-25 over to Association's legal counsel to take action for the collection of outstanding assessments and applicable charges. (5/0)
- C. **Landscape Letter to Homeowners** – A motion was made, seconded and carried to accept the letter as drafted by Bemus Landscape to be sent to the membership regarding landscape updates throughout the community. (5/0)
- D. **California Gate & Entry Systems – Pedestrian Gate Repair Proposals** – A motion was made, seconded and carried to approve the proposals to repair the pedestrian gates at the Bison and Ford pools and entrances for a total cost of \$5,686.83. (5/0)
- E. **Ford Pool Restroom Key Fob Proposals** – A motion was made, seconded and carried to approve the proposal from California Gate & Entry Systems to install a key fob system at the Ford pool restrooms for a total cost of \$6,492.53. (4/1)
- F. **Community Sign Project** – A motion was made, seconded and carried to approve the purchase of a new Ford entrance resident & guest directional sign for a total cost not to exceed \$300.00. The community wide sign project has been tabled to the March meeting for further discussion. (5/0)
- G. **Social Events** – No action was taken.
- H. **Commercial Pools – Proposals** – A motion was made, seconded and carried to approve the proposals from Commercial Aquatic Services, Inc. to provide maintenance at both the Bison and Ford pools for a total cost of \$8,081.13 subject to the review and approval of the Pool Committee. (5/0)
- I. **Pump Room Door Replacement Proposals** – A motion was made, seconded and carried to table this item for further review. (5/0)
- J. **Reserve Components** – No action was taken.
- K. **Gym Water Filtration System Proposal** – A motion was made, seconded and carried to not approve the purchase of a new gym water filtration system and continue with the lease of the existing gym water filtration system for a total cost of \$35.99 per month. (5/0)

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L. **Next Meeting Date** – The next Board of Directors meeting is slated for March 2015 at 5:30 P.M. at the community clubhouse; an exact date is to be determined.

**ADJOURNMENT**

With no further items to discuss, the General Session meeting was adjourned at 9:00 PM.

ACCEPTED: 

DATE: 3-11-15