

**ONE FORD ROAD COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MAY 6, 2015**

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

BOARD MEMBER ABSENT: None

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

EXECUTIVE SESSION SUMMARY – MAY 6, 2015

During the May 6, 2015 Executive Session meeting, the March 11, 2015 Executive Session Meeting minutes were approved, and Executive Committee protocols were discussed.

CALL TO ORDER

The meeting was called to order at 6:38 PM by Board President, Harold Fox, at the One Ford Road Community Clubhouse.

HOMEOWNER FORUM

Several homeowners were in attendance. Items that were discussed included the formation of CERT team committee, community signage, the use of gas powered leaf blowers, pool maintenance, and common area maintenance components.

COMMITTEE REPORTS

A. Committee Reports –

- 1) Architectural – Geoff Joynt, Chair & Committee Member, Scott Amling. Geoff Joynt and Scott Amling 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) Facility – Phil Talleur, Chair. Phil Talleur was in attendance at the meeting to and provided the Board with a report. A motion was made, seconded and carried to approve the proposals submitted by Commercial Aquatic Services, Inc. to replace the failing main circulation pump and motor at the Bison pool for a total cost of \$8,341.42 and to replace the backwash holding tank at the Bison pool for a total cost of \$3,552.48. (5/0)
- 4) Maintenance – Need Volunteer
- 5) Security – Leslie Baker & Lauri Preedge, Co-Chairs. Leslie Baker was absent from the meeting.
- 6) Fitness Center/Gym – Ross Sarracino, Chair. Ross Sarracino provided a report to the Board.
- 7) Adult Social Committee – Karen Lamie and Frania Black, Committee Co-Chairs – Karen Lamie and Frania Black were absent from the meeting.
- 8) Pool Committee – Rob Boyer and Richard Hamm, Co-Chairs – Richard Hamm was in attendance at the meeting and provided a report to the Board.

9) Family Social Committee – Need Volunteer

PRESENTATION

Security: Juan Gutierrez, Post Commander and Joe Keirouz, Manager from Securitas were 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 March 11, 2015 and to accept the Architectural Submittal Reports for February 10, 2015 through April 10, 2015.
- B. **Acceptance of Financial Statements – RESOLVED**, to accept the February 28, 2015 and March 31, 2015 financial statements as submitted.
- C. **Reserve Study Proposals – RESOLVED**, to approve the proposal from Advanced Reserve Solutions, Inc. to prepare the reserve study with an onsite visit, for a total cost of \$1,700.00.
- D. **Executive Committee – Ratification of Decisions –RESOLVED**, to accept the decision of the Executive Finance Committee to approve the proposal from Express Valet to clean the common area cushions, for a total cost of \$1,100.00.

RESOLVED, to accept the decision of the Executive Finance Committee to approve the proposal from White Dove Painting to paint the handrails and gates at the putting green, volleyball court and croquet court, for a total cost of \$3,200.00.

RESOLVED, to accept the decision of the Executive Finance Committee to approve the proposal from Protec Building Services to grind lifted concrete at ten (10) areas throughout the community, for a total cost not to exceed \$1,000.00.

OLD/NEW BUSINESS

- A. **16 Jupiter Hills – Homeowner Request** – No action was taken. The homeowner had requested to review the maintenance responsibility of the block wall behind their home.
- B. **Homeowner Request – Wellness Committee** – A motion was made, seconded and carried to form a Wellness Committee and appoint Mr. Nathanael Singer as the chairman of the Wellness Committee. (5/0)
- C. **22 Turnberry – Homeowner Request** – A motion was made, seconded and carried to table this item for further discussion. (5/0)
- D. **Volunteer Personnel** – No action was taken.
- E. **Patrol Vehicle Parking** – A motion was made, seconded and carried to have security park their patrol vehicle across from the front lawn, as well as in front of the clubhouse; moving the vehicle periodically to show a presence in the community and avoid blocking the school bus. (5/0)²

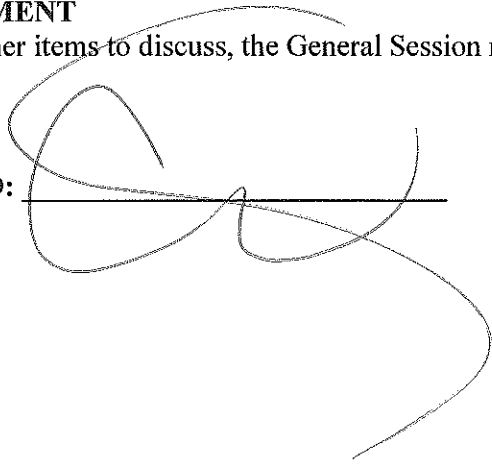
- F. **Community Emergency Response Team (CERT) Drill** – A motion was made, seconded and carried to provide a budget of \$5,000.00 to the CERT team within the One Ford Road community, for the purchase of supplies. (5/0)
- G. **Crooked Stick – Tree Issues** – A motion was made, seconded and carried to table this item for further discussion. (5/0)
- H. **Committee Policies & Procedures** – No action was taken.
- I. **Gas Leaf Blowers** – No action was taken.
- J. **Delinquent Accounts** – A motion was made, seconded and carried to have Association's legal counsel initiate and place liens on the following accounts for the collection of outstanding assessments and applicable charges: APN#442-453-45, APN#442-472-25, APN#442-472-18, APN#442-451-24 and APN#442-431-66. (5/0)
- K. **Stair Climber Replacement Proposal** – A motion was made, seconded and carried to approve the proposal from Outfit to replace the stair climber in the fitness center, for a total cost of \$3,617.98. (5/0)
- L. **Social Events** – A motion was made, seconded and carried to approve a budget at a cost not to exceed \$5,000.00 for the upcoming 4th of July event. (5/0)
- M. **Newsletter & Website Updates** – No action was taken.
- N. **Rules & Regulations - Revisions** - A motion was made, seconded and carried to propose the revision to the Rules & Regulations to change the fitness center hours from 5 AM to 11PM to 4 AM to 11PM and to restrict weddings and wedding receptions to be held in the community common areas. (5/0)
- O. **Outdoor Dimensions – Sign Project** – A motion was made, seconded and carried to approve the proposal from Outdoor Dimensions to renovate the community signs, for a total cost of \$8,283.12.(5/0)
- P. **Platinum Group Protection – Security Proposal** – A motion was made, seconded and carried to not approve the proposal submitted by Platinum Group Protection.(5/0)
- Q. **Securitas – Security Options Proposals** – A motion was made, seconded and carried to not approve the proposal submitted by Securitas for the various security options.(5/0)
- R. **Pedestrian Gate Side Mesh Covering Proposals** – A motion was made, seconded and carried to approve the proposal from California Gate & Entry Systems to install three (3) feet of mesh covering at the four (4) pedestrian gates leading to the community to prevent people from reaching through and pushing the gate release button, for a total cost of \$2,140.45. (5/0)
- S. **Tot Lot Refurbishment Proposal** – A motion was made, seconded and carried to approve the proposal from Cox Contracting Services, Inc. to perform repairs to the playground equipment, for a total cost of \$9,512.00. (5/0)

T. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, June 24, 2015 at 5:30 P.M. at the community clubhouse.

ADJOURNMENT

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

ACCEPTED:

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is highly cursive and loops around itself.

DATE:

6/24/15