

**ONE FORD ROAD COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JUNE 24, 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 REPRESENTATIVES:** Renee Barger  
Kim Hockings  
Keystone Pacific Property Management, Inc.

**EXECUTIVE SESSION SUMMARY – JUNE 24, 2015**

During the June 24, 2015 Executive Session meeting, the May 6, 2015 Executive Session Meeting minutes were approved, and delinquent accounts were discussed.

**CALL TO ORDER**

The meeting was called to order at 5:30 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 dog leash rules, safety issues, water restrictions throughout the community, personal trainer classes in the fitness center, landscape concerns, gate pass revisions, and dogs at the pool.

**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 absent from the meeting.
- 4) Maintenance – Need Volunteer
- 5) Security – Leslie Baker & Lauri Preedge, Co-Chairs. Lauri Preedge was in attendance and provided the Board with a report.
- 6) Fitness Center/Gym – Ross Sarracino, Chair. Ross Sarracino was in attendance at the meeting and provided the Board with a report.
- 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 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 Report – RESOLVED**, to approve the General Session Minutes as recorded for the Board of Directors meeting held on May 6, 2015 and to accept the Architectural Submittal Report for April 10, 2015 through May 10, 2015.
- B. **Acceptance of Financial Statements – RESOLVED**, to accept the April 30, 2015 and May 31, 2015 financial statements as submitted.
- C. **Executive Committee – Ratification of Decisions – RESOLVED**, to accept the decision of the Executive Finance Committee to approve the proposal from TR Construction to replace the upper putting green post and gate, for a total cost of \$2,000.00.

## OLD/NEW BUSINESS


- A. **22 Turnberry – Homeowner Request** – A motion was made, seconded and carried to allow the homeowner at 22 Turnberry to pay for the removal of the trees and installation of Ficus trees by Bemus Landscape in his rear yard. (5/0)
- B. **Crooked Stick – Tree Issues** – A motion was made, seconded and carried to allow the homeowners on Crooked Stick to pay for the removal of the trees and installation of Ficus trees by Bemus Landscape in their rear yards. (5/0)
- C. **Gas Leaf Blowers** – A motion was made, seconded and carried to retract the opt out form submitted to the City of Newport Beach in regards to the Gas Leaf Blower Ordinance. (5/0)
- D. **Clubhouse Renovation Project** – A motion was made, seconded and carried to table this item for further discussion. (5/0)
- E. **Basketball Court Resurface Proposals** – A motion was made, seconded and carried to approve the proposal from Taylor Tennis Courts, Inc. to resurface the basketball court, for a total cost of \$6,200.00. (4/1 – Mike Lanni abstained)
- F. **Glass Panel Cleaning Proposal** – A motion was made, seconded and carried to approve the proposal from Nico Windows to clean the exterior of the glass panels throughout the community, for a total cost of \$450.00. (5/0)
- G. **Pump Room Renovation Proposal** – A motion was made, seconded and carried to table this item for further discussion. (5/0)
- H. **SafePark – Tot Lot Inspection Proposal** – A motion was made, seconded and carried to not approve the proposal submitted by SafePark to perform an audit of the playground, safety inspection of the playground equipment and playground and Impact Attenuation Testing. (5/0)

V/B

- I. **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#442-471-29 and APN#442-463-26. (5/0)
- J. **Social Events** – No action was taken. (5/0)
- K. **Slurry Seal Project** – A motion was made, seconded and carried to table this item for further discussion as Management will need to discuss the solicitation of proposals with Facilities Committee Chair, Phil Talleur. (5/0)
- L. **Automated External Defibrillators** – A motion was made, seconded and carried to table this item for further discussion. (5/0)
- M. **Volunteers Insurance Coverage** – No action was taken.
- N. **Newsletter & Website Updates** – No action was taken.
- O. **Ping Pong Table Purchase** – A motion was made, seconded and carried to not purchase a ping pong table for the facilities. (5/0)
- P. **Birdhouses** – A motion was made, seconded and carried to table this item for further discussion as a qualified contractor will need to be found to conduct the repairs to the birdhouses. (5/0)
- Q. **Rules & Regulations – Revisions** – A motion was made, seconded and carried to not accept the proposed revisions to the Facilities Rules & Regulations regarding the changes to the fitness center hours of operation, as well as the restrictions regarding use of the facilities for weddings, wedding receptions, and commercial activities. (5/0)
- R. **Safety/Security Issues** – A motion was made, seconded and carried to increase patrol coverage during day time hours. (3/2 – Mike Lanni & Mike Galardo, No)
- A motion was made, seconded and carried to allow homeowners to hire additional pool monitors for private events. (5/0)
- A motion was made, seconded and carried to deny the purchase of a landline at the aquatics office and deny the installation of bright lights at the pedestrian gates. (5/0)
- A motion was made, seconded and carried to obtain proposals for an additional gate attendant during peak hours, motion detector lights at Spanish Bay/Jamboree wall, and back up communication tools for Security (ie. Two way radio). (5/0)
- S. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, August 12, 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:

*Paul Bay*

DATE:

8/31/15