

**ONE FORD ROAD COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 14, 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: Darren Mandel
Keystone Pacific Property
Management, Inc.

EXECUTIVE SESSION SUMMARY – OCTOBER 14, 2015

During the October 14, 2015 Executive Session meeting, the August 31, 2015 Executive Session Meeting minutes were approved.

CALL TO ORDER

The meeting was called to order at 5:55 PM by Board Secretary, Viggo Boserup, at the One Ford Road Community Clubhouse.

HOMEOWNER FORUM

Four homeowners were in attendance. Items that were discussed included architectural items and the HOA budget.

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 – Julie Blumberg and Anne Marie Boserup were in attendance and discussed landscaping with the community.
- 3) Facility – Phil Talleur, Chair. Phil Talleur was absent from the meeting.
- 4) Maintenance – Need Volunteer.
- 5) Security – Leslie Baker & Lauri Preedge, Co-Chairs were absent from meeting.
- 6) Fitness Center/Gym – Ross Sarracino, Chair was absent from the meeting.
- 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 and Rob Boyer were absent from the meeting.
- 9) Family Social Committee – Need Volunteer.

PRESENTATION

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

Landscaping: David Long and Lauren Howell attended the meeting to discuss landscaping in the community.

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 August 31, 2015 and to accept the Architectural Submittal Report for August 10, 2015 through October 1, 2015.
- B. **Acceptance of Financial Statement – RESOLVED**, to accept the August 31, 2015 financial statement as submitted.
- C. **Executive Committee – Ratification of Decisions –RESOLVED**, to accept the decision of the Executive Finance Committee as follows:
- | | |
|----------------------------------|------------|
| Concrete Repair on Honors | \$575.00 |
| Asphalt Repair on Crooked Stick | \$1,150.00 |
| Bison Pedestrian Gates Re-Wire | \$4,862.17 |
| Stone Work at Ford Gate | \$975.00 |
| Replace Broken Mirror in Gym | \$695.00 |
| Mailbox Repair | \$714.96 |
| Ford Gate Gear Box | \$653.00 |
| Add Day Patrol Shift – Securitas | |
- D. **Annual Election of the Board - RESOLVED**, to accept January 20, 2016 as the Board election date, December 8, 2015 as the record date and to appoint a representative of Keystone Pacific Property Management, Inc. as the Inspector of Election/Ballot Custodian.

OLD/NEW BUSINESS

- A. **Draft Reserve Study** – A motion was made, seconded and carried to accept the draft reserve study as prepared by Advance Reserve Solutions, Inc. (5/0).
- B. **Proposed Budget** – A motion was made, seconded and carried to approve the budget with a \$50.00 increase and to accept the reserve maintenance disclosures. Motion carried 3/2. Mike Lanni and Mike Galardo opposed.
- C. **Architectural Guideline Review Proposals** – This item was tabled to the next meeting. Management was instructed to obtain additional proposals.
- D. **Street Striping Proposals** – A motion was made, seconded and carried to approve the proposals submitted by PCI Striping (\$2,400.00). (5/0).
- A motion was made, seconded and carried to waive all insurance and vendor packet requirements for PCI Striping. (5/0)
- E. **Tot Lot Audit Report** – The tot lot audit report was reviewed. This item was tabled to next year.
- F. **Clubhouse and Gate House Renovation Project** – An update was provided on work progress. No formal motions were made.

G. **Bison Pool Showers and Restroom** – The shower tiles at the Bison Pool restroom and showers were discussed. Board Member, Christine Daily was asked to reach out to Facilities Committee Chair, Phil Talleur for an opinion.

H. **Landscape – Landscape Consultation** – A motion was made, seconded and carried to approve the following proposals submitted by Bemus Landscape:

Proposal 019528	\$58,842.50
Proposal 019530	\$2,126.00
Proposal 019473	\$1,928.00
Proposal 3808	\$22,565.49
Proposal 019474	\$694.00
Proposal 019459	\$1,952.00
Proposal 019460	\$3,553.00
Proposal 019458	\$3,304.00
Proposal 3615	\$4,499.81
Proposal 019603	\$1,007.00
Proposal 5931	\$1,428.00
Proposal 19853	\$53,218.40
Proposal 19852	\$31,816.68

(5/0)

A motion was made, seconded and carried to have Mike Galardo solicit proposals for landscape consultants (5/0).

I. **Safety/Security Committee Update and Topics** – Security in the community was discussed. No formal motions were made.

J. **Social Committee Discussion** – A motion was made, seconded and carried to approve Nico to install the community holiday lights. Mike Lanni will be authorized to purchase additional holidays lights as necessary. (5/0)

A motion was made, seconded and carried to have the OFR Holiday Party on December 6, 2015. The party will be coordinated by Mike Galardo.

K. **Website Update** – This item was tabled to the next meeting.

L. **Social Committee Discussion** – The topic of having an On-Site Representative at One Ford Road was discussed. No formal motions were made.

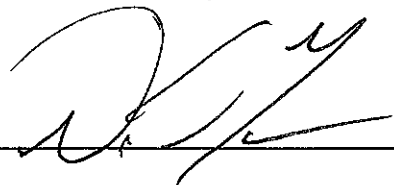
M. **Basketball BackBoards** – Basketball Backboards were discussed. No formal motions were made.

N. **Next Meeting Date** – The next Board of Directors meeting is TBD.

ADJOURNMENT

With no further items to discuss, the General Session meeting was adjourned at 7:55 PM.

ACCEPTED: _____



DATE: _____

4/20/16