

**ONE FORD ROAD COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
FEBRUARY 18, 2016**

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

**BOARD MEMBER ABSENT:** Michael Galardo – Member at Large

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

**CALL TO ORDER**

The meeting was called to order at 5:00 PM by Board President, Harold Fox, at the One Ford Road Community Clubhouse.

**HOMEOWNER FORUM**

Several homeowners were in attendance to observe the meeting.

**COMMITTEE REPORTS**

**A. Committee Reports –**

- 1) Architectural – Committee Board Liaison, Viggo Boserup, discussed architectural improvements in the community.
- 2) Landscape – Julie Blumberg, Anne Marie Boserup and Patty Hemphill were in attendance and discussed landscaping within the community.
- 3) Facility/Maintenance – Chair, Phil Talleur, was absent from the meeting.
- 4) Security – Leslie Baker & Lauri Preedge, Co-Chairs presented the Safety & Security report.
- 5) Fitness Center – Ross Sarracino, Chair was present and updated the Board.
- 6) Adult Social – Karen Lamie and Frania Black, Committee Co-Chairs – Karen Lamie and Frania Black were absent from the meeting.
- 7) Pool – Rob Boyer and Richard Hamm, Co-Chairs – Richard Hamm and Rob Boyer were absent from the meeting.
- 8) Family Social – Need Volunteer
- 9) CERT – Chair, Patty Hemphill, was absent from the meeting.

**PRESENTATIONS**

There were no presentations from Securitas or Bemus Landscape at this meeting.

**CONSENT CALENDAR**

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion: (4/0)

- 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 January 20, 2016 and to accept the Architectural Submittal Report for January 13, 2016 through February 10, 2016.

- B. **Executive Committee – Ratification of Decisions –RESOLVED**, to accept the decision of the Executive Finance Committee as follows:

Replacement Sink Sensor – Men’s Bison Restroom	\$755.00
Clubhouse Office Printer	\$300.00

**UNFINISHED/NEW BUSINESS**

- A. **Election Rules Review** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- B. **Architectural Updates** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- C. **Landscape Committee – Spending Authorization** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- D. **Security/Safety Committee Requests** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- E. **Insurance Proposal** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- F. **Draft Audit** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- G. **Discussion of Bidding Policy** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- H. **Pool Restroom Painting Proposals** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- I. **Bison Pool Restrooms – Exhaust Fan Replacement Proposals** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- J. **Bison Pool Showers and Restroom** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- K. **AED’s Installation Project** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- L. **Birdhouse Repair Proposals** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- M. **Delinquency Policy** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- N. **Delinquent Account** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)

- O. **Park Benches** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- P. **Pool Draining Proposal** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- Q. **Tot Lot Audit Report** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- R. **Designated Dog Areas** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- S. **Reserve Components** – A motion was made, seconded and carried to postpone this item to the February meeting for further discussion. (4/0)
- T. **Next Meeting Agenda Requests** – A motion was made, seconded and carried to table this item to the February meeting for further discussion. (4/0)
- U. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Monday, February 22, 2016 at 6:30 PM at the community Club House.

**ADJOURNMENT**

With no further items to discuss, the General Session meeting was adjourned at 7:05 PM.

ACCEPTED: 

DATE: 2/20/16