

**ONE FORD ROAD COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 16, 2016**

**BOARD MEMBERS PRESENT:**

Dean Morrow – President  
Christine Daily – Vice President  
Viggo Boserup – Secretary  
Mike Lanni – Treasurer  
Max Ko – Member at  
Large/Assistant Treasurer

**BOARD MEMBER ABSENT:**

None

**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, Dean Morrow, at the One Ford Road Community Clubhouse.

**HOMEOWNER FORUM**

There were homeowners in attendance to observe the meeting.

**PRESENTATIONS**

Juan Gutierrez, Post Commander of Securitas and Susan Baron, Supervisor of Securitas were in attendance to update the Board on gate operations.

David Long and Lauren Howell, Landscape Supervisors of Bemus Landscape were in attendance to update the Board on landscape issues and concerns.

Wes Edwards from Negative Splitz was in attendance to discuss the Spring & Summer Swim programs, swim team, lessons, safety and the proposed revisions to the Pool Rules.

**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/Janitorial – Chair, Phil Talleur was in attendance to discuss facility maintenance updates.
- 4) Safety & Security – Co-Chair, Leslie Baker presented the Safety & Security report.
- 5) Fitness Center – Ross Sarracino, Chair was present and updated the Board.
- 6) Adult Social – Melinda Mason & Susan Spruth, Committee Co-Chairs – Melinda Mason & Susan Spruth 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 – Leslie Baker updated the Board.
- 9) CERT – Chair, Patty Hemphill was absent from the meeting.

### 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 February 18, 2016 and February 22, 2016 and to accept the Architectural Submittal Report for February 10, 2016 through March 10, 2016.
- B. **Approval of Annual Election Meeting Minutes – RESOLVED**, to ratify the action taken and approve the Annual Election minutes held on February 18, 2016, as submitted.
- C. **Executive Committee – Ratification of Decisions – RESOLVED**, to accept the decisions of the Executive Finance Committee as follows:

Community Wide Sign Project	\$11,996.62
Delinquent Account	Lien
Fitness Equipment Repairs	\$2,784.87

### ADJOURNMENT

The General Session meeting was adjourned at 7:05 PM to enter into Executive Session.

### RECONVENE

The General Session meeting reconvened at 8:16 PM.

### UNFINISHED/NEW BUSINESS

- A. **Adult Social Committee** – A motion was made, seconded and carried to accept the resignations of Frania Black and Karen Lamie from the Adult Social Committee and appoint Melinda Mason and Susan Spruth to serve as the new Adult Social Committee members. (5/0)
- B. **Pool Monitor Proposal** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- C. **Proposed Rules & Regulations Revisions** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- D. **Website Update** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- E. **Family & Adult Social Committee Budgets** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- F. **Security/Safety Committee Requests** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)


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- G. **Insurance Proposal** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- H. **Draft Audit** – A motion was made, seconded and carried to approve the draft audit as prepared by Inouye, Shively, Longtin & Klatt, C.P.A. (5/0)
- I. **Discussion of Bidding Policy** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- J. **Pool Restroom Painting Proposals** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- K. **Bison Pool Restrooms – Exhaust Fan Replacement Proposals** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- L. **Facilities Door Mats Proposal** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- M. **Pool Draining Proposal** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- N. **Formation of Executive Finance Committee** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- O. **Tot Lot/Playground Common Area Renovation Project** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- P. **Bison & Ford Pool Decks and Clubhouse Courtyard Furniture** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- Q. **Homeowner Request – Plumbing Reimbursement Request** – A motion was made, seconded and carried to issue a reimbursement to the homeowner of 63 Old Course Dr. for the repairs to the water pipe leak caused by common area tree roots, for a total cost of \$4,775.00. (5/0)
- R. **Conceptual Reserve Changes** – A motion was made, seconded and carried to postpone this item to the April meeting for further discussion. (5/0)
- S. **Next Meeting Agenda Requests** – No action was taken.
- T. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, April 20, 2016 at 5:00 PM at the community Clubhouse.

**ADJOURNMENT**

With no further items to discuss, the General Session meeting was adjourned at 8:18 PM.

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ACCEPTED:  DATE: 4/20/16