

**ONE FORD ROAD COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 20, 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 REPRESENTATIVES: Renee Barger, CMCA, AMS
Kim Hockings, CMCA, AMS,
PCAM
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.

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 March 16, 2016 and to accept the Architectural Submittal Report for March 10, 2016 through April 14, 2016.
- B. **Executive Committee – Ratification of Decision –RESOLVED**, to accept the decision of the Executive Finance Committee as follows:

February Coral Tree Treatment	\$8,640.00
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- C. **Acceptance of Financial Statements – RESOLVED**, to accept the January 31, 2016, February 29, 2016 and March 31, 2016 Financial Statements, as submitted.
- D. **Delinquency Resolution – RESOLVED**, to adopt the Delinquency Policy Resolution as presented, as the thirty (30) day comment period has passed with no comments from homeowners.

UNFINISHED/NEW BUSINESS

- A. **Sparkletts – Guardhouse Water** – A motion was made, seconded and carried to approve to have Securitas bill the Association for the purchase of water for both guardhouses. (5/0)
- B. **Pool Monitor Proposal** – A motion was made, seconded and carried to approve the proposal from Barracuda Aquatics & Fitness for pool monitoring from May 6, 2016 through September 25, 2016, for a total cost of \$19,021.00. (5/0)

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- C. **Proposed Rules & Regulations Revisions** – A motion was made, seconded and carried to postpone this item to the May meeting for further discussion. (5/0)
- D. **Website Update** – A motion was made, seconded and carried to postpone this item to the May 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 May meeting for further discussion. (5/0)

A motion was made, seconded and carried to approve an annual budget of \$5,000.00 for the Adult Social Committee. (5/0)

- F. **Security/Safety Committee Requests** – A motion was made, seconded and carried to distribute the Security Disclaimer to the membership via email blast. (5/0)
- G. **Insurance Proposal** – A motion was made, seconded and carried not to approve the increase to the Association's umbrellas policy from \$25,000,000.00 to \$50,000,000.00. (5/0)
- H. **Discussion of Bidding Policy** – A motion was made, seconded and carried to postpone this item to the May meeting for further discussion. (5/0)
- I. **Pool Restroom Painting Proposals** – A motion was made, seconded and carried to approve the proposal from White Dove Painting to paint both the Bison & Ford Pool Restrooms with spot prime and one coat of paint, for a total cost of \$3,600.00, contingent upon the selection of the paint color. (5/0)
- J. **Bison Pool Restrooms – Exhaust Fan Replacement Proposals** – A motion was made, seconded and carried to postpone this item to the May meeting for further discussion. (5/0)
- K. **Facilities Door Mats Proposal** – A motion was made, seconded and carried to approve the proposal from Office Solutions to purchase four (4) facility door mats with grey background and black lettering, for a total cost of \$1,480.00. (5/0)
- L. **Pool Draining Proposal** – A motion was made, seconded and carried to approve to perform a partial (3/4) drain at the Bison pool due to high TDS levels, at no cost to the Association. (5/0)
- M. **Formation of Executive Finance Committee** – No action was taken.
- N. **Tot Lot/Playground Common Area Renovation Project** – A motion was made, seconded and carried to distribute the survey drafted by Board member, Christine Daily, to the membership. (5/0)
- O. **Bison & Ford Pool Decks and Clubhouse Courtyard Furniture** – A motion was made, seconded and carried to postpone this item to the May meeting for further discussion. (5/0)

- P. **Conceptual Reserve Changes** – No action was taken.
- Q. **Reserve Study Proposals** – A motion was made, seconded and carried to approve the proposal from Advanced Reserve Solutions, Inc. to perform an update reserve study, for a total cost of \$1,200.00. (4/1 – Mike Lanni, No)
- R. **Clubhouse Reservation Requests** – A motion was made, seconded and carried to waive the cleaning fee for the event to be held on April 21, 2016 by homeowner, Jennifer Lefebvre and to waive the cleaning fee for the recurring Mexican Train Game Night event. (5/0)
- S. **Architectural Committee** – A motion was made, seconded and carried to accept the resignations from Architectural Committee members, Meera Radhakrishnan and Leslye Shanberg. (5/0)
- A motion was made, seconded and carried to appoint Connie Sacherman to the Architectural Committee. (5/0)
- T. **Landscape Proposals** – A motion was made, seconded and carried to approve the following landscape proposals submitted by Bemus Landscape: 14373, 14374, 14603, 14612, 14447, 14445, 13697, 13960, 14894, and 15096. (5/0)
- U. **Mailbox & Light Post Installation Proposals** – A motion was made, seconded and carried to postpone this item to the May meeting for further discussion. (5/0)
- V. **Bison Pool Restrooms** – A motion was made, seconded and carried to approve the proposal from Commercial Aquatics to replace ten (10) inoperable underwater lights with LED bulbs, for a total cost of \$6,311.38. (5/0)
- A motion was made, seconded and carried to approve the proposal from Commercial Aquatics to replace the chemical controller at the Bison pool which is the same controller installed at the Bison wader, for a total cost of \$3,781.02. (4/1- Mike Lanni, No)
- W. **Next Meeting Agenda Requests** – No action was taken.
- X. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, May 11, 2016 at 5:00 PM at the community Clubhouse.

HOMEOWNER FORUM

There were homeowners in attendance to observe the meeting.

COMMITTEE REPORTS

- A. **Committee Reports** –
1. Architectural
 2. Landscape
 3. Facility/Maintenance/Janitorial

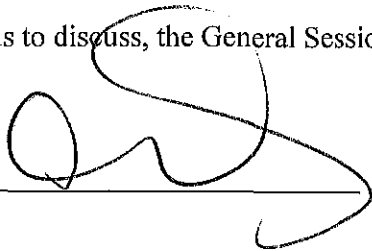
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4. Safety & Security
5. Fitness Center
6. Adult Social
7. Pool
8. Family Social
9. CERT

ADJOURNMENT

With no further items to discuss, the General Session meeting was adjourned at 6:49 PM.

ACCEPTED: _____

A large, stylized handwritten signature in black ink, written over a horizontal line.

DATE: _____

5/11/16