

**ONE FORD ROAD COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JUNE 15, 2016**

**BOARD MEMBERS PRESENT:** Dean Morrow – President  
Christine Daily – Vice President  
Mike Lanni – Treasurer  
Viggo Boserup – Secretary  
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.

**CONSENT CALENDAR**

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

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 11, 2016 and to accept the Architectural Submittal Report for May 6, 2016 through June 8, 2016. (4/1-Viggo Boserup abstained)

B. **Executive Committee – Ratification of Decisions – RESOLVED**, to accept the decisions of the Executive Committee as follows (5/0):

White Dove Painting – Post Touch Up	\$650.00
Bison Pool Gate Wire Replacement	\$983.70
Ford Acid Pump Replacement	\$643.84
Pool Draining	\$1,000.00
Concrete Grinding Proposal	\$770.00

C. **Financial Statement – RESOLVED**, to accept the April 30, 2016 Financial Statement, as submitted.

**UNFINISHED/NEW BUSINESS**

A. **Architectural Committee – Appointment/Resignation** – A motion was made, seconded and carried to accept the resignation from homeowner, Connie Sacherman and to appoint homeowner, Viggo Boserup, to the Architectural Committee. (5/0)

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- B. **Ford Gate Hinge Repair Proposals** – A motion was made, seconded and carried to approve the proposal from California Gate & Entry Systems to replace the hinges at the Ford entry gate, for a total cost of \$4,236.19, contingent upon the Board's questions being addressed by California Gate & Entry Systems and receiving final approval from the Executive Committee. (5/0)
- C. **Brilliant AV – Entertainment Enhancement Proposals** – A motion was made, seconded and carried to approve the proposal from Brilliant AV to install an Apple TV in the clubhouse, for a total cost of \$508.31. (5/0)
- D. **Commercial Aquatic Services, Inc. – Proposals** – A motion was made, seconded and carried to approve the proposals from Commercial Aquatic Services, Inc. to install an automatic wireless water level control for the Bison wader and replace the failed vent stack piping at the Ford pool, for a total cost of \$2,493.76. (5/0)
- E. **Birdhouse Replacement Proposal** – A motion was made, seconded and carried to approve the purchase of one (1) custom-made birdhouse from Bowen Birdhouses, for a total cost of \$500.00 plus shipping. Once received and approved, the Board of Directors will discuss the purchase of five (5) additional birdhouses to replicate the models of the Association. (5/0)
- F. **Website Update** – A motion was made, seconded and carried to approve the proposal from Keystone Pacific Property Management, Inc. to set up and manage the Association's website, for a one-time set up fee of \$1,350.00 and a monthly maintenance fee of \$119.95. (5/0)
- G. **Family & Adult Social Committee Budgets** – No action was taken. (5/0)
- H. **Landscape Proposals** – A motion was made, seconded and carried to approve the landscape proposals submitted by Bemus Landscape to treat the Coral trees for June & July and conduct the Camphor vertical mulch treatment, for a total cost of \$20,507.00. (5/0)
- I. **Maturing CDs** – A motion was made, seconded and carried to invest the following CDs that matured or are near maturity date at the highest interest rates available:
- Reserve CD MLCD Bank of China maturing on 8/3/16 for \$249,000.00
  - Reserve CD MLCD Synovus maturing on 7/21/16 for \$249,000.00
  - Reserve CD MLCD Safra Nat'l maturing on 7/28/16 for \$249,000.00
  - Reserve CD MLCD Santander maturing on 8/3/16 for \$249,000.00
- J. **Security Camera Proposals** – A motion was made, seconded and carried to approve the proposal from California Gate & Entry Systems to install community-wide security cameras, for a total cost of \$85,000.00 contingent upon funding this project in the 2017 fiscal year. (3/2 – Mike Lanni & Max Ko, No)
- K. **Pacific Crest Electric Proposal** – A motion was made, seconded and carried to approve the proposal from Pacific Crest Electric to remove all rusted, underground and energy consuming small flood lights from the Frog Pond and install eighteen (18) small LED 9 watt lights, for a total cost of \$6,300.00. (5/0)

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- L. **Proposed Rules & Regulations Revisions** – A motion was made, seconded and carried to postpone this item to the July meeting for further discussion. (5/0)
- M. **Playground Renovation Survey** – A motion was made, seconded and carried to postpone this item to the July meeting for further discussion. (5/0)
- N. **Bison Pool Shower Renovation Proposal** – A motion was made, seconded and carried to postpone this item to the July meeting for further discussion. (5/0)
- O. **Wood Trellis & Facility Siding Repair Proposal** – A motion was made, seconded and carried to postpone this item to the July meeting for further discussion. (5/0)
- P. **Punch List Items** – No action was taken.
- Q. **Next Meeting Agenda Requests** – The discussion of landscape reserve funding will be added to the July agenda.
- R. **Newsletter Items** – The following items will be added to the August newsletter: 1) cul de sac and fire lane parking, 2) ARC Committee volunteer, and 3) Fitness Center rules.
- S. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, July 20, 2016 at 5:00 PM at the community Clubhouse.

**HOMEOWNER FORUM**


There were five (5) homeowners in attendance at the meeting and the following items were discussed: fitness center rules, personal trainer policies, sidewalk repairs, social events and committees.

**COMMITTEE REPORTS**

- A. **Committee Reports** –
  - 1. Architectural
  - 2. Landscape
  - 3. Facility/Maintenance/Janitorial
  - 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 7:00 PM.

ACCEPTED:  DATE: 7/20/16