

**ONE FORD ROAD COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JULY 20, 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 June 15, 2016 and to accept the Architectural Submittal Report for June 9, 2016 through July 13, 2016. (5/0)

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

10 Turtle Bay – Concrete Repairs	\$1,920.00
Frog Pond Filter Replacement	\$1,188.45
Mailbox Repairs – Turtle Bay/Gleneagles	\$1,120.00
Acid Pump – Ford Pool	\$ 643.84

C. **Financial Statements – RESOLVED**, to accept the May 31, 2016 and June 30, 2016 Financial Statements, as submitted. (5/0)

**UNFINISHED/NEW BUSINESS**

A. **Landscape Proposals** – A motion was made, seconded and carried to approve the following proposals: #20652, #20655, #20683 and #18149 contingent upon the Landscape Committee’s pricing negotiation with Bemus Landscape. (5/0)

B. **Bison Pool – Backwash Tank Installation Proposal** – A motion was made, seconded and carried to postpone this item for further discussion and solicit the recommendation of Facilities Committee Chair, Phil Talleur. (5/0)

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- C. **Pool Restroom Painting Proposal** – A motion was made, seconded and carried to apply a second coat of paint at both pool restrooms during the painting project, for a total additional cost of \$1,350.00 and allow homeowners, Amy Vieth and Christine Daily to select the paint colors. (5/0)
- D. **Homeowner Inquiry – Coral Tree Treatment/Trimming** – A motion was made, seconded and carried to allow Bemus Landscape and Management appropriately respond to the homeowner. (5/0)
- E. **Family & Adult Social Committee Budgets** – A motion was made, seconded and carried to approve a \$1,000.00 budget for the Summer Outdoor Movie Event. (5/0)
- F. **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 Apple Bank 6 month CD maturing on 9/9/16 for \$200,000.00  
Reserve CD MLCD Beal Bank 6 month CD maturing on 9/7/16 for \$249,000.00  
Reserve CD MLCD First Niagara Bank 6 month CD maturing on 9/12/16 for \$249,000.00
- G. **Proposed Rules & Regulations Revisions** – A motion was made, seconded and carried to postpone this item to the August meeting for further discussion. (5/0)
- H. **Playground Renovation Survey** – A motion was made, seconded and carried to solicit volunteers for an Ad Hoc Committee to develop a plan and solicit proposals for the proposed playground renovation project. (5/0)
- I. **Bison Pool Shower Renovation Proposal** – A motion was made, seconded and carried not to approve to proceed with a renovation project to the Bison pool shower. (5/0)
- J. **Wood Trellis & Facility Siding Repair Proposal** – A motion was made, seconded and carried to postpone this item to the August meeting for further discussion. (5/0)
- K. **Reserve Landscape Discussion** – No action was taken.

**ADJOURNMENT**

The General Session meeting was adjourned at 7:45 PM to enter into Executive Session.

**RECONVENE**

The meeting reconvened at 8:40 PM.

- L. **Management Authorization Limit** – A motion was made, seconded and carried not to increase the Management authorization spending limit at this time. (5/0)
- M. **Outdoor Dimensions – Sign Proposal** – A motion was made, seconded and carried not to approve the purchase of two water signs and a bike rack sign, for a total cost of \$914.00. (5/0)

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- N. **Homeowner Request – Tree Installation** – A motion was made, seconded and carried to postpone this item to the August meeting for further discussion. (5/0)
- O. **Critter Control – Coyote Trapping Proposal** – A motion was made, seconded and carried to approve the proposal from Critter Control to set coyote traps in the community, for a total cost of \$399.00 per month, for a total of two (2) months. (3/2 – Mike Lanni & Max Ko, No)
- P. **Homeowner Request – Tree Installation** – A motion was made, seconded and carried to postpone this item to the August meeting for further discussion. (5/0)
- Q. **Architectural Design Review Services – Smith Architects** – A motion was made, seconded and carried to hire Smith Architects to provide architectural design review services for the community. (5/0)
- R. **Architectural Guideline Revision Proposal – Smith Architects** – A motion was made, seconded and carried to approve the proposal from Smith Architects to conduct revisions to the Architectural Guidelines, for a total fixed fee not to exceed \$3,000.00. (5/0)
- S. **Architectural Applications** – A motion was made, seconded and carried to forward the applications for 20 Honors and 44 Old Course to Smith Architects for review. (5/0)
- T. **Pool Trash Cans** – A motion was made, seconded and carried to approve the purchase of two (2) trash cans for the pool areas to accommodate pizza boxes and other large refuse items, for a total cost not to exceed \$2,298.00. (5/0)
- U. **Executive Committee/Open Meeting Act Discussion** – No action was taken.
- V. **Mailbox Post Discussion** – No action was taken.
- W. **Fitness Center Cleaning Proposals** – A motion was made, seconded and carried not to approve the proposal to clean the fitness center on a regular maintenance program in addition to the normal janitorial maintenance service provided by Urban Environmental Services, Inc. (5/0)
- X. **Putting Green Sprayer Proposal** – A motion was made, seconded and carried to approve the purchase of a putting green sprayer, for a total cost of \$1,599.99. (5/0)
- Y. **Punch List Items** – No action was taken.
- Z. **Next Meeting Agenda Requests** – No action was taken.
- AA. **Newsletter Items** – No action was taken.
- BB. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, August 17, 2016 at 5:00 PM at the community Clubhouse.

**HOMEOWNER FORUM**

There were several homeowners in attendance to observe the meeting.

**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 9:00 PM.

ACCEPTED: 

DATE: 8/17/14