

**ONE FORD ROAD COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
AUGUST 17, 2016**

<b>BOARD MEMBERS PRESENT:</b>	Dean Morrow – President Mike Lanni – Treasurer Viggo Boserup – Secretary Max Ko – Member at Large/Assistant Treasurer
<b>BOARD MEMBER ABSENT:</b>	Christine Daily – Vice President
<b>MANAGEMENT REPRESENTATIVE:</b>	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 July 14, 2016 and to accept the Architectural Submittal Report for July 14, 2016 through August 10, 2016. (4/0)
- B. **Financial Statement – RESOLVED**, to accept the July 31, 2016 Financial Statement, as submitted. (4/0)
- C. **Architectural Deposits (No Longer Homeowners) – RESOLVED**, to address the issue of architectural deposits that have been on file for more than five years and in which the homeowner has moved from the community, those architectural deposits will be reallocated to the operating fund.
- D. **Architectural Deposits (Homeowners) – RESOLVED**, to address the issue of architectural deposits that have been on file for more than five years and in which the homeowner has failed to respond to requests to file a Notice of Completion and/or resolved outstanding issues in order to obtain their refund, those architectural deposits will be reallocated to the operating fund.

**UNFINISHED/NEW BUSINESS**

- A. **Draft Reserve Study** – A motion was made, seconded and carried to revise the reserve study prepared by Advanced Reserve Solutions to allocate 1% of the total percent funded to create a Landscape reserve line item. (4/0)
- B. **Reserve Landscape Discussion** – No action was taken.
- C. **Rules & Regulations/Election Rules Update** – A motion was made, seconded and carried to postpone this item to the September meeting for further discussion. (4/0)

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- D. **Landscape Proposals** – A motion was made, seconded and carried to approve the following proposals: #22909 and #22930, for a total cost of \$1,934.00. (4/0)
- E. **Family & Adult Social Committee Budgets** – A motion was made, seconded and carried to deny the request from homeowner, Mr. Warmington, to chair a Haunted House in the common areas. (4/0)

A motion was made, seconded and carried to issue a \$500.00 deposit for the In-N-Out truck for the 2017 4<sup>th</sup> of July event. (4/0)

- F. **Tot Lot Committee** – A motion was made, seconded and carried to appoint the following volunteers to the Tot Lot Adhoc Committee: Advisor: Max Ko, Michelle Stefano, Sage M. Humphries, D.D.S, M.S., Stephanie Cancellieri, Lauri Preedge, Lisa Matlaf, Heather McGrath, Josh Matlaf, Stacie Brewster, Jeff Vieth, Christine Daily, and Viggo Boserup. (4/0)
- G. **Landscape Plan** – No action was taken.
- H. **Street Sweeping** – No action was taken.
- I. **Audit & Tax Preparation Proposals** – A motion was made, seconded and carried to approve the proposal from Inouye, Shively & Klatt, C.P.A. to prepare the Association's audit and tax returns, for a total cost of \$1,100.00. (4/0)
- J. **Bison Exit Gate Hinge Repair Proposal** – A motion was made, seconded and carried to replace the hinges at the Bison exit gate, for a total cost of \$4,236.19. (4/0)
- K. **Google Fiber** – A motion was made, seconded and carried to deny the use of Google Fiber in the community. (4/0)
- L. **Delinquency Report** – A motion was made, seconded and carried to place a lien on APN#442-441-02 for the collection of past due assessments and applicable charges. (4/0)
- M. **Mailbox Post Discussion** – A motion was made, seconded and carried to postpone this item to the September meeting for further discussion. (4/0)
- N. **Punch List Items** – No action was taken.
- O. **Next Meeting Agenda Requests** – No action was taken.
- P. **Newsletter/Eblast Items** – No action was taken.
- Q. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, September 21, 2016 at 5:00 PM at the community Clubhouse.

#### **HOMEOWNER FORUM**

There were several homeowners in attendance to observe the meeting and to discuss the following items: parking and fitness center rules.

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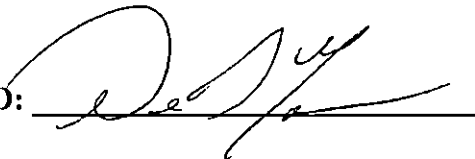
**COMMITTEE REPORTS**

**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: 11/22/16