

**ONE FORD ROAD COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 21, 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 5:05 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 amended for the Board of Directors meeting held on August 17, 2016 and to accept the Architectural Submittal Report for August 11, 2016 through September 15, 2016. (4/0)
- B. **Financial Statement** – **RESOLVED**, to accept the August 31, 2016 Financial Statement, as submitted. (4/0)

UNFINISHED/NEW BUSINESS

- A. **Draft Reserve Study** – A motion was made, seconded and carried to approve the reserve study prepared by Advanced Reserve Solutions, Inc. contingent upon the addition of a useful life for the Landscape reserve line item as recommended by Advanced Reserve Solutions, Inc. (4/0)
- B. **2017 Keystone Pacific Property Management, Inc. Monthly Contract Fee Increase** – A motion was made, seconded and carried to approve the Keystone Pacific Property Management, Inc. monthly contract fee increase of 3% or \$160.00 per month, bringing the monthly contract to \$5,509.00, contingent upon a review of the Management contract. (5/0)
- C. **10 Thunderbird – Concrete Installation Proposal** – A motion was made, seconded and carried to approve the proposal from Concrete Hazard Solutions to remove existing soil and install approximately 5'x 5' sidewalk near 10 Thunderbird, for a total cost of \$900.00. (5/0)

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- D. **Concrete Repair Proposal** – A motion was made, seconded and carried to approve the proposal from Concrete Hazard Solutions to grind 136 trip hazards, patch 109 locations & repair 38 cracks, for a total cost of \$5,230.00. (5/0)
- E. **Rules & Regulations/Election Rules Update** – A motion was made, seconded and carried to postpone this item for further discussion. (5/0)
- F. **Landscape Proposals** – A motion was made, seconded and carried to approve the following proposals: #25850, #15607, #14992, #9900, #21351 and #26609 for a total cost of \$22,415.02. (5/0)
- G. **Family & Adult Social Committee Budgets** – A motion was made, seconded and carried to approve a budget of \$1,500.00 for the 2016 Halloween Event. (5/0)
- H. **Maturing CD's** – 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 Hapoalim 6 month CD maturing on 11/3/16 for \$249,000.00
 - Reserve CD MLCD Compass 6 month CD maturing on 11/18/16 for \$249,000.00
 - Reserve CD MLCD Yadkin 6 month CD maturing on 11/18/16 for \$249,000.00
 - Reserve CD MLCD East Asia 6 month CD maturing on 11/25/16 for \$249,000.00
- I. **Holiday Lighting Proposal** – A motion was made, seconded and carried to approve the proposal from Nico Window Wash to install holiday lighting at the front entrances of the community, for a total cost of \$16,000.00. (5/0)
- J. **Security Camera Proposals** – A motion was made, seconded and carried to approve the proposal from California Gate & Entry Systems for the installation of the security camera system incorporating the additional \$5,956.80 for the two “speeding” cameras, for a total cost of \$83,416.65. The financing package would be as follows: 20% down payment of \$16,683.32 plus 12 equal monthly payments of approximately \$6,000.00 with a total finance cost of about \$2,650.00. (3/2 – Mike Lanni and Max Ko, No)
- K. **Patrol Schedule** – A motion was made, seconded and carried to approve three (3) patrol inspections per night for the Winter Season as follows: Monday – Thursdays 4pm to midnight; Friday – Sunday 3pm to 11pm. (5/0)
- L. **Delinquency Report** – A motion was made, seconded and carried to place a lien on APN#442-453-22 for the collection of past due assessments and applicable charges. (5/0)
- M. **Mailbox Post Discussion** – A motion was made, seconded and carried to proceed with the emergency mailbox repairs and waive all insurance requirements for J.R. Construction. (5/0)
- N. **Radio Equipment Proposal** – A motion was made, seconded and carried to approve the proposal from SJM Industrial Radio for the purchase of three (3) two way radios for Securitas’ use, for a total cost of \$1,235.00. (5/0)

- O. **Bemus Landscape – Coral Treatment Discussion** – A motion was made, seconded and carried to postpone this item to the October meeting for further discussion. (5/0)
- P. **Belcourt Master Association – Landscape Update** – No action was taken.
- Q. **Drinking Fountains** – A motion was made, seconded and carried to postpone this item to the October meeting for further discussion. (5/0)
- R. **Common Area Trash Cans** – A motion was made, seconded and carried to postpone this item to the October meeting for further discussion. (5/0)
- S. **Rose Garden/Secret Garden Preservation** – A motion was made, seconded and carried to postpone this item to the October meeting for further discussion. (5/0)
- T. **Bison & Ford Pool Decks and Clubhouse Courtyard Furniture** – A motion was made, seconded and carried to postpone this item to the October meeting for further discussion. (5/0)
- U. **Wall along Country Club Wall at Bison Gate** – A motion was made, seconded and carried to postpone this item to the October meeting for further discussion. (5/0)
- V. **Punch List Items** – No action was taken.
- W. **Next Meeting Agenda Requests** – No action was taken.
- X. **Newsletter/Eblast Items** – No action was taken.
- Y. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, October 19, 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: sod replacement on Gleneagles, violations, enforcement, painting of fire lanes, addition of stop signs, enforcement of basketball standards, and speeding.

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

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9. CERT

ADJOURNMENT

With no further items to discuss, the General Session meeting was adjourned at 8:25 PM.

ACCEPTED: _____

DATE: _____