

**ONE FORD ROAD COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
DECEMBER 14, 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 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.

GUESTS IN ATTENDANCE

24 Hour Restoration & Construction was in attendance to discuss the wood trellis scope of work and proposal.

EmpireWorks Reconstruction & Painting was in attendance to discuss the wood trellis scope of work and proposal.

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 amended for the Board of Directors meeting held on November 21, 2016 and to accept the Architectural Submittal Report for November 11, 2016 through December 8, 2016.
- B. **Executive Committee – Ratification of Decisions – RESOLVED**, to accept the decisions of the Executive Committee.

UNFINISHED/NEW BUSINESS

- A. **Wood Trellis Repair Proposals** – A motion was made, seconded and carried to postpone this item until the January meeting for further discussion. (5/0)
- B. **Landscape Proposals** – A motion was made, seconded and carried to approve proposal #27999 in the amount of \$1,476.00, proposal #31136 in the amount of \$783.13, proposal #31137 in the amount of \$534.75 and proposal #31131 in the amount of \$748.75. (5/0)
- C. **Tot Lot Renovation Proposals** – A motion was made, seconded and carried to postpone this item until the January meeting for further discussion. (5/0)

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- D. **Junior Lifeguard Training/Swim Team Schedules** – A motion was made, seconded and carried to approve the Junior Lifeguard Training, Spring and Summer swim team schedules as follows:
- Junior Lifeguard Training: January 24th – March 16th – Tuesdays and Thursdays (4-5pm)
Spring Swim Team: April 18-June 22, 2-3 days per week
Summer Swim Team: June 26- August 9, Monday – Thursday (3pm-6pm)
- A motion was made, seconded and carried to approve the 2017 pool monitoring proposal from Negative Splitz, for a total cost of \$18,009.00. (5/0)
- E. **Maturing CD's** – A motion was made, seconded and carried to invest the following CDs that are near their maturity date at the highest interest rates available (5/0):
- Reserve CD MLCD Santander Bank 6 month CD maturing on 2/3/17 for \$249,000.00
Reserve CD MLCD Bank of China 6 month CD maturing on 2/3/17 for \$249,000.00
- F. **Surveillance Camera Signage** – A motion was made, seconded and carried to postpone this item until the January meeting for further discussion. (5/0)
- G. **Birdhouses** – A motion was made, seconded and carried to purchase five (5) additional birdhouses for the tot lot area from Bowen Birdhouses, for a total cost of \$500.00 per birdhouse plus shipping, handling and installation. (5/0)
- H. **Revised Architectural Guidelines** – A motion was made, seconded and carried to approve the distribution of the revised Architectural Guidelines to the membership for a 30 day comment period contingent upon a one week review period by the Board of Directors from the December 14, 2016 meeting and legal counsel's final review of the document. (5/0)
- I. **Delinquent Account** – A motion was made, seconded and carried to place a lien on account with APN#442-451-08 for the collection of past due assessments and applicable charges. (5/0)
- J. **Punch List Items** – No action was taken.
- K. **Next Meeting Agenda Requests** – The following items will be added to the January 2017 agenda: 1) Tot Lot Renovation Proposals, 2) Rules & Regulations, and 3) 2017 Social Events.
- L. **Newsletter/Eblast Items** – No action was taken.
- M. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, January 18, 2017 at 5:00 PM at the community Clubhouse.

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HOMEOWNER FORUM

There were several homeowners in attendance to observe the meeting.

PRESENTATIONS

Juan Gutierrez, Post Commander of Securitas was in attendance to update the Board on gate operations.

Michel Dadour, Landscape Supervisor of Bemus Landscape was in attendance to update the Board on landscape issues and concerns.

COMMITTEE REPORTS

A. **Committee Reports –**

1. Architectural
2. Landscape
3. Facility/Maintenance/Janitorial
4. Safety, Security & CERT
5. Fitness Center
6. Adult Social
7. Pool
8. Family Social

ADJOURNMENT

With no further items to discuss, the General Session meeting was adjourned at 7:04 PM.

ACCEPTED:



DATE:

