

**ONE FORD ROAD COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 18, 2017**

BOARD MEMBERS PRESENT: Dean Morrow – President
Christine Daily – Vice President
Viggo Boserup – Secretary
(via phone)
Mike Lanni – Treasurer
Max Ko – Member at
Large/Assistant Treasurer

BOARD MEMBER ABSENT: None

MANAGEMENT REPRESENTATIVES: Renee Barger, CMCA, AMS
Susan Seifen, CMCA, AMS,
PCAM
Keystone Pacific Property
Management, LLC

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 (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 December 14, 2016 and to accept the Architectural Submittal Report for December 9, 2016 through January 10, 2017.
- B. **Executive Committee – Ratification of Decisions – RESOLVED**, to accept the decisions of the Executive Committee as follows:
- | | |
|---|------------|
| Bison Pool – Circulation Pump Rebuild | \$3,300.00 |
| Men’s Fitness Center Urinal Sensor Repair | \$755.00 |
- C. **Financial Statement – RESOLVED**, to accept the November 30, 2016 financial statement, as submitted.

UNFINISHED/NEW BUSINESS

- A. **Wood Trellis Repair Proposals** – A motion was made, seconded and carried to approve the proposal from Empire Works Reconstruction & Painting, for a total cost of \$319,769.00. Payment to be made from the Association’s reserve account. Paint specifications under review (marine, acrylic, latex, etc.) pending recommendations being obtained by vendor. Projects subject to final review of scope of work by homeowners, Rick Dalton and David Martin. (4/1 – Mike Lanni abstained)

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- B. **Construction Management Proposals** – A motion was made, seconded and carried to postpone this item for further discussion at the February meeting. (5/0)
- C. **Landscape Proposals** – A motion was made, seconded and carried to approve proposal #33685 in the amount of \$1,074.00, proposal #33684 in the amount of \$679.00, and proposal #34548 in the amount of \$18,707.00. (5/0)
- D. **Surveillance Sign Proposals** – A motion was made, seconded and carried to approve the proposal from Outdoor Dimensions to produce two (2) surveillance signs to replace the existing signs at both gate entrances to include notice of CCTV use in OFR, for a total cost of \$897.80. (5/0)
- E. **Revised Architectural Guidelines** – A motion was made, seconded and carried to postpone this item for further discussion at the February meeting. (5/0)
- F. **Social Calendar of Events 2017** – A motion was made, seconded and carried to approve and publish an annual social calendar of events for 2017, as submitted. (5/0)

A motion was made, seconded and carried to approve a \$5,000.00 budget for the Adult Social committee for 2017. (5/0)

- G. **Safety, Security & CERT Committee Agenda Items** – A motion was made, seconded and carried to update the community about the Safe Traffic & Roadways campaign/security enhancement program via US mail and an email distribution to the membership. (5/0)

A motion was made, seconded and carried to schedule two (2) 4 hour morning patrol shifts on a random basis Monday through Friday during February while the Safe Traffic & Roadways campaign continues with Securitas to manage the patrol officer scheduling. (5/0)

- H. **Mailbox & Light Post Cleaning** – A motion was made, seconded and carried to approve the proposal from Urban Environmental Solutions to clean the mailboxes and light posts once per year, for a total cost of \$7,805.00. (5/0)
- I. **Custom HTML Email Template Proposal** – A motion was made, seconded and carried to postpone this item for further discussion at the February meeting. (5/0)
- J. **Email Blast List Request** – No action was taken. (5/0)
- K. **ET Water Communication Upgrades** – A motion was made, seconded and carried to upgrade the irrigation modems for the irrigation system. Upgrade to one (1) year subscription qualifies community for the two (2) year subscription program benefits and a pre-pay of \$5,282.00 nets \$6,650.00 in hardware upgrade are received at no additional cost. (5/0)

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- L. **Tot Lot Renovation Proposals** – A motion was made, seconded and carried to approve the proposal from Dave Bang Associates, Inc. of CA to replace the tot lot equipment as well as the poured in place rubber surface, for a total cost not to exceed \$215,000.00. Payment to be made from the Association's reserve account. (3/2 – Mike Lanni and Max Ko, No)
- M. **Belcourt Association/Bayridge Condominium Update** – No action was taken.
- N. **Punch List Items** – No action was taken.
- O. **Reserve Components** – No action was taken.
- P. **Next Meeting Agenda Requests** – No action was taken.
- Q. **Communications: Newsletter/Eblast Items** – No action was taken.
- R. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Monday, February 27, 2017 at 5:00 PM at the community Clubhouse.

HOMEOWNER FORUM

There were several homeowners in attendance to observe the meeting.

PRESENTATIONS

Juan Gutierrez, Post Commander of Securitas was in attendance and provided a report to the Board regarding incidents and matters related to security, patrol, and gate management.

Michel Dadour, Landscape Supervisor of Bemus Landscape was in attendance to provide the monthly report to the Board regarding landscape maintenance and projects in the community common areas.

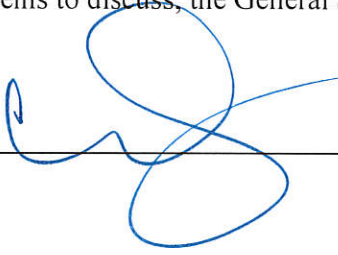
COMMITTEE REPORTS

- A. **Committee Reports** –
 - 1. Architectural – A motion was made, seconded and carried to accept the resignation of Viggo Boserup and Pia Morrow and to appoint Joe Fries to the Architectural Committee. (5/0)
 - 2. Landscape
 - 3. Facility/Maintenance/Janitorial
 - 4. Safety, Security & CERT
 - 5. Fitness Center
 - 6. Adult Social
 - 7. Pool
 - 8. Family Social
 - 9. Tot Lot – A motion was made, seconded and carried to appoint Kathy Harbour to serve on the Tot Lot Committee. (5/0)

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ADJOURNMENT

With no further items to discuss, the General Session meeting was adjourned at 6:51 PM.

ACCEPTED:  _____

DATE: 2/27/17