

**ONE FORD ROAD COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 19, 2017**

BOARD MEMBERS PRESENT: F. Rene Alvarez, Jr. – President
Steve Maguin – Vice President
Christine Daily – Secretary
Dean Morrow –
Treasurer/Assistant Secretary
Max Ko – Member at Large

BOARD MEMBER ABSENT: None

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

CALL TO ORDER

The meeting was called to order at 5:03 PM by Board President, F. Rene Alvarez, Jr., at the One Ford Road Community Clubhouse.

GUEST IN ATTENDANCE – Glen Hartigan from Hartigan Project Management was in attendance to discuss the progress of the Wood Trellis Repair and Repainting Project.

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 for the Board of Directors meeting held on March 22, 2017, and to accept the Architectural Submittal Report for March 10, 2017 through April 12, 2017.
- B. **Special General Session Meeting Minutes – RESOLVED**, to ratify the action taken and approve the Special General Session Minutes as recorded for the Board of Directors held on March 13, 2017.
- C. **Emergency Special Meeting of the Board of Directors Via Email – Ontario Refrigeration – Fitness Center Failing Motor Repair – RESOLVED**, to ratify the action taken and approve the proposal from Ontario Refrigeration to repair the failing motor on the air make up unit in the fitness center, for a total cost of \$999.00.
- D. **Financial Statement – RESOLVED**, to accept the March 31, 2017 financial statement, as submitted.

UNFINISHED/NEW BUSINESS

- A. **Security** – A motion was made, seconded and carried to implement the following protocols with Securitas (5/0):
 - 1. Safe Traffic & Roads Campaign – Continue two (2) AM Patrols weekly as it has had an impact in calming traffic in the community. Discontinue in May when OFR

has two (2) patrol shifts per day (afternoon & evening), and re-establish in Fall when Summer schedule concludes.

2. Radar use by patrol officer.
3. Interpret Stop Violations with no attempt to stop/no brakes
4. Enforce Speed violations which exceed 30MPH

- B. **Landscape Proposals** – A motion was made, seconded and carried to approve proposal #39863 in the amount of \$934.05 to install mulch at the Secret Garden. (5/0)

ADJOURNMENT

The meeting was adjourned to enter into Executive Session at 6:25 PM.

RECONVENE

The meeting reconvened at 7:14 PM

- C. **Flagstone Repair Proposals** – A motion was made, seconded and carried to postpone this item for further discussion at the May meeting. (5/0)
- D. **Social Events** – A motion was made, seconded and carried to approve a \$3,000.00 budget for the Cinco De May event and a \$1,500.00 budget for the Tot Lot Ribbon Cutting Event. (5/0)
- E. **CD Maturation** – 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 Farmers Bank 7 month CD maturing on 6/5/17 for \$249,000.00
Reserve CD MLCD Blue Hills 6 month CD maturing on 6/7/17 for \$249,000.00
Reserve CD MLCD City Nat'l 6 month CD maturing on 6/23/17 for \$249,000.00
- F. **Spring Cleaning Proposal – Urban Environmental Solutions, Inc.** – A motion was made, seconded and carried to postpone this item for further discussion at the May meeting. (5/0)
- G. **Rose Garden Statue Cleaning Proposals** – A motion was made, seconded and carried not to approve the cleaning of the rose garden statues at this time. (5/0)
- H. **EmpireWorks Reconstruction & Painting – Supplemental Proposals** – A motion was made, seconded and carried to postpone this item for further discussion at the May meeting. (5/0)
- I. **Common Area Walls - Painting** – A motion was made, seconded and carried to postpone this item for further discussion at the May meeting. (5/0)
- J. **Guidelines for Choosing and Appointing Members of OFR Committees** – No action was taken.

- K. **Project Cost of Bemus Landscape Add-On Contracts** – A motion was made, seconded and carried to postpone this item for further discussion at the May meeting. (5/0)
- L. **Draft Rules & Regulations** – A motion was made, seconded and carried to postpone this item for further discussion at the May meeting. (5/0)
- M. **Umbrella & Umbrella Base Purchase** – A motion was made, seconded and carried to purchase one (1) BG50 Series Treasure Garden umbrella base, for a total cost of \$149.00 as a sample prior to placing a large order of umbrella bases for the community amenities.
- N. **Reimbursement Request** – A motion was made, seconded and carried to seek reimbursement from California Gate & Entry Systems for the subrogation demand by USAA Casualty Insurance Company regarding the vehicle damage to the 2009 Mercedes Benz due to a vehicle strike at the Ford Entrance gate, in the amount of \$3,238.68. (5/0)
- O. **Punch List Items** – No action was taken.
- P. **Architectural Applications** – No action was taken.
- Q. **Next Meeting Agenda Requests** – No action was taken.
- R. **Communication: Eblast Items** – No action was taken.
- S. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, May 17, 2017 at 5:00 PM at the community Clubhouse.

HOMEOWNER FORUM

There were several homeowners in attendance to observe the meeting and the following topic was discussed: parking issues.

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.

Robin Reese, 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

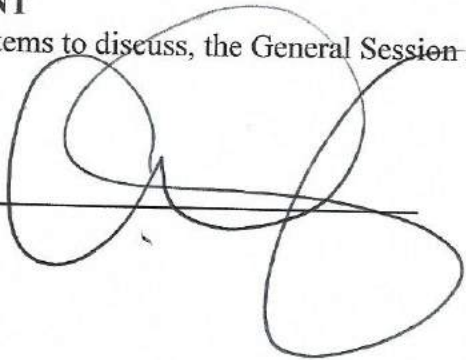
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7. Pool
8. Family Social
9. Tot Lot
10. Rules & Regulations

ADJOURNMENT

With no further items to discuss, the General Session meeting was adjourned at 8:33 PM.

ACCEPTED: _____

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke.

DATE: _____

6/21/17