

**ONE FORD ROAD COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
AUGUST 23, 2017**

BOARD MEMBERS PRESENT: Steve Maguin – Vice President
Christine Daily – Secretary
Dean Morrow –
Treasurer/Assistant Secretary
Max Ko – Member at Large

BOARD MEMBER ABSENT: F. Rene Alvarez, Jr. – President

MANAGEMENT REPRESENTATIVE: Renee Barger, CMCA, AMS
Keystone Pacific Property
Management, LLC

CALL TO ORDER

The meeting was called to order at 5:57 PM by Board Vice-President, Steve Maguin, at the One Ford Road Community Clubhouse.

GUESTS IN ATTENDANCE

Juan Gutierrez, Patrol Officer of Securitas was in attendance to update the Board on community security services and gate operations.

Representatives of EmpireWorks Reconstruction & Painting were in attendance to update the Board on the wood trellis project.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion (4/0):

- A. **Approval of General Session Meeting Minutes/Architectural Submittal Report – RESOLVED**, to ratify the action taken and approve the General Session Minutes as amended for the Board of Directors meeting held on July 19, 2017, and to accept the Architectural Submittal Report for July 15, 2017 through August 10, 2017.
- B. **Emergency Special Meeting of the Board of Directors Via Email – Golden West Leak Detection – RESOLVED**, to ratify the action taken, and approve the proposal from Golden West Leak Detection to replace a section of PVC main potable water line with PEX pipe in HOA maintained landscaped area, in front of 15 Edgewood, for a total cost of \$2,879.00.
- C. **Financial Statement – RESOLVED**, to accept the July 31, 2017 financial statement, as submitted.

UNFINISHED/NEW BUSINESS

- A. **Landscape Proposals** – A motion was made, seconded and carried to approve the following proposals, submitted by Bemus Landscape. (4/0)

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Proposal Location	Price	Scope of Work
Community-Wide	\$2,580.01	August/September Sod Replacement
80 Old Course	\$748.79	Azalea fill in
Old Course/Turnberry	\$669.97	Azalea fill in
23 & 27 Crooked Stick	\$591.15	Azalea fill in

- B. **Tree Treatment Proposals** – A motion was made, seconded and carried to postpone this item to the September meeting pending the review of comparative proposals. (4/0)
- C. **Homeowner Reimbursement Request** – A motion was made, seconded and carried to approve the reimbursement request from 15 Edgewood for repairs to the HOA’s water main line, for a total of \$777.00. (4/0)
- D. **Commercial Aquatic Services, Inc. Proposals** – A motion was made, seconded and carried to approve the proposals to deliver and install a new backwash holding tank to backwash each filter tank, for the recommended amount of time (2-3 minutes), for a total cost of \$3,934.48, as well as removing the existing sump pump at the Bison pool, for a total cost of \$3,924.70. (4/0)
- E. **Ford Pool Deck Sealant Proposal** – A motion was made, seconded and carried to postpone this item to the September meeting pending the review of comparative proposals. (4/0)
- F. **Trip Hazard Proposal** – A motion was made, seconded and carried to approve the proposal from Concrete Hazard Solutions, to grind seventy (70) trip hazard areas and patch twelve (12) trip hazard areas throughout the community, for a total cost of \$1,970.00. (4/0)
- G. **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 (4/0):
- Reserve CD MLCB Northfield Bank 6 month CD maturing on 10/2/17 for 248,000.00
- H. **Birdhouse Replacement Proposals** – A motion was made, seconded and carried to postpone this item to the September meeting for further discussion. (4/0)
- I. **Festoon/Café Lighting Proposal** – A motion was made, seconded and carried to deny the proposal from Lucas Jeanne Events to install festoon/café lighting at the Front Lawn and fireplace area, for a total cost not to exceed \$1,840.75. (4/0)
- J. **Fitness Center Faucet Replacement Proposals** – A motion was made, seconded and carried to approve the proposal from Golden West Leak Detection, to replace all six (6) automatic faucets with manual faucets, in the fitness center, for a total cost of \$2,703.78. (4/0)

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- K. **Fitness Center A/C Discussion** – No action was taken.
- L. **Tot Lot Options** – A motion was made, seconded and carried to deny the replacement of the malfunctioning “twister” component in the Tot Lot area. (4/0)
- M. **Social Events** – A motion was made, seconded and carried to approve a budget amount not to exceed \$2,000.00 for the 2017 Halloween event. (4/0)
- N. **Glass Panel Cleaning Proposal** – A motion was made, seconded and carried to approve the proposal from Urban Environmental Solutions to clean the glass panels, throughout the community, for a total cost of \$2,200.00. (4/0)
- O. **Bison Pool Designer Options** – A motion was made, seconded and carried to postpone this item and obtain cleaning & grout repair proposals for the Bison pool showers. (4/0)
- P. **Slurry Seal Proposals** – A motion was made, seconded and carried to postpone this item to the September meeting for further discussion. (4/0)
- Q. **Punch List Items** – No action was taken.
- R. **Delinquent Account** – A motion was made, seconded and carried to approve to place a lien on APN#442-472-18, for the collection of outstanding assessments and applicable charges. (4/0)
- S. **Outstanding Items – Discussion** – No action was taken.
- T. **Architectural Applications** – No action was taken.
- U. **Next Meeting Agenda Requests** – No action was taken.
- V. **Communication: Eblast Items** – No action was taken.
- W. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, September 20, 2017 at 5:00 PM at the community Clubhouse.

HOMEOWNER FORUM

There were three homeowners in attendance to observe the meeting and the following topics were discussed: the proposed Architectural Guidelines and enforcement of dogs off leash.

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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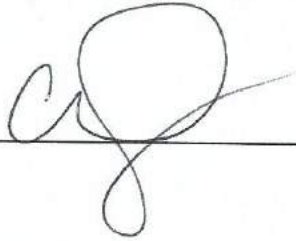
7. Pool
8. Family Social
9. Rules & Regulations

A motion was made, seconded and carried to postpone the discussion of the committee appointments until the September meeting. (4/0)

ADJOURNMENT

With no further items to discuss, the General Session meeting was adjourned at 7:35 PM.

ACCEPTED: _____

A handwritten signature in black ink, consisting of a large, stylized loop that crosses itself, written over a horizontal line.

DATE: _____

9/20/2017