

**ONE FORD ROAD COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 18, 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 REPRESENTATIVE: Renee Barger, CMCA, AMS
Keystone Pacific Property
Management, LLC

CALL TO ORDER

The meeting was called to order at 5:47 PM by Board President, F. Rene Alvarez, Jr., at the One Ford Road Community Clubhouse.

HOMEOWNER FORUM

There were several homeowners in attendance and the following items were discussed: slurry seal schedule concerns, security and violation updates, and plumbing leaks.

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
9. Rules & Regulations

GUESTS IN ATTENDANCE

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

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

Dan Fox, President of Animal Pest Management was in attendance to discuss the proposed coyote abatement program and rabbit control.

Calvin Mead, Project Manager of EmpireWorks Reconstruction and Painting was in attendance to discuss 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 (5/0):

- A. **Approval of General Session Meeting Minutes/Architectural Submittal Report – RESOLVED**, to ratify the action taken and approve the General Session Minutes as recorded for the Board of Directors meeting held on September 20, 2017, and to accept the Architectural Submittal Report for September 12, 2017 through October 10, 2017.
- B. **Emergency Special Meeting of the Board of Directors Via Email – Commercial Aquatic Services, Inc. – RESOLVED**, to ratify the action taken, and approve the proposal from Commercial Aquatic Services, Inc. to replace the chemical metering pump for acid feed at the Ford pool, for a total cost of \$882.35.
- C. **Emergency Special Meeting of the Board of Directors Via Email – Pacific Crest Lighting – RESOLVED**, to ratify the action taken, and approve the proposal from Pacific Crest Lighting to replace the electrical panel in the large light tower, for a total cost of \$1,250.00.
- D. **Emergency Special Meeting of the Board of Directors Via Email – Bemus Landscape – RESOLVED**, to ratify the action taken, and approve the proposal from Bemus Landscape to replace the MV at Controller L, for a total cost of \$1,234.10.
- E. **Emergency Special Meeting of the Board of Directors Via Email – City Service Paving – RESOLVED**, to ratify the action taken, and approve the proposal from City Service Paving for additional asphalt repairs community-wide, for a total cost of \$4,800.00.
- F. **Financial Statement – RESOLVED**, to accept the September 30, 2017 financial statement, as submitted.
- G. **Election Date, Record Date and Appoint Inspectors of Election/Ballot Custodian – RESOLVED**, to accept the record date as December 4, 2017, accept the Election date as January 17, 2018, and to appoint Keystone Pacific Property Management, LLC as the Inspector of Election/Ballot Custodian.

UNFINISHED/NEW BUSINESS

- A. **Landscape Proposals** – A motion was made, seconded and carried to approve the three (3) proposals submitted by Bemus Landscape to apply seed and topper community-wide, for a total cost of \$330.60, to fill in the front lawn with white roses, for a total cost of \$4,197.06 and to transplant fame roses from the front lawn to Paul's garden area, for a total cost of \$540.01, contingent upon the installation completed prior to December 10, 2017 and billed after January 1, 2018. (5/0)
- B. **Coyote Abatement Proposal** – A motion was made, seconded and carried to deny the proposal from Animal Pest Management Services, Inc. to provide coyote trapping services in the community, for a length of ten (10) business days, for a total cost of \$2,500.00. (5/0)

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- C. **Social Events** – A motion was made, seconded and carried to approve a budget not to exceed \$2,000.00 for common area Holiday decorations. (5/0)

A motion was made, seconded and carried to approve a budget not to exceed \$12,000.00 for the 2017 Holiday Snow Day. (5/0)

- D. **Holiday Lighting Proposal** – A motion was made, seconded and carried to approve the proposal from Nico Window Wash, to install the holiday lighting the day after Thanksgiving, at One Ford Road, for a total cost of \$16,500.00. (5/0)

- E. **Homeowner Reimbursement Request** – A motion was made, seconded and carried to approve the reimbursement request from the homeowner of 46 Old Course Dr., at a total of \$2,104.45, for the damage caused to his water main line due to common area tree roots. (5/0)

- F. **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 Bank of India 6 month CD maturing on 12/6/17 for \$248,000.00
Reserve CD MLCD Merrick Bank 6 month CD maturing on 12/8/17 for \$248,000.00
Reserve CD MLCD Citizens Bank 6 month CD maturing on 12/28/17 for \$248,000.00

- G. **2018 Draft Reserve Study** – A motion was made, seconded and carried to approve Board Treasure, Dean Morrow, authority to re-class operating expenses to reserves to balance the equity account. (5/0)

A motion was made, seconded and carried to postpone the approval of the 2018 draft Reserve Study to the November 2017 Board meeting for further discussion. (5/0)

- H. **2018 Draft Budget and Reserve Maintenance Disclosure** – A motion was made, seconded and carried to postpone the approval of the 2018 proposed budget and reserve maintenance disclosure to the November 2017 Board meeting for further discussion. (5/0)

- I. **Contract Negotiation Committee** – This item was postponed until the November 2017 Board meeting for further discussion.

- J. **Trash Receptacle Proposal** – This item was postponed until the November 2017 Board meeting for further discussion.

- K. **Festoon Lighting** – A motion was made, seconded and carried not to install Festoon lighting at the Front lawn area at this time. (5/0)

- L. **LED Lighting** – No action was taken.

- M. **Wood Trellis Project** – No action was taken.

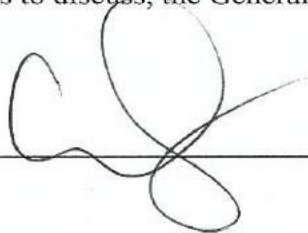
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- N. **Croquet Lawn** – A motion was made, seconded and carried to instruct Securitas to enforce the Croquet court and putting green rules. (5/0)
- O. **Punch List Items** – No action was taken.
- P. **Outstanding Items – Discussion** – A motion was made, seconded and carried to approve the proposal from Commercial Aquatic Services, Inc., to install a chemical metering pump for acid feed in the Ford pool, for a total cost of \$882.35. (5/0)
- Q. **Architectural Applications** – A motion was made, seconded and carried to deny the request of appeal from the homeowner of 3 Sawgrass for the exterior paint application on his home. (4/1 – F. Rene Alvarez, Jr., No)
- R. **Next Meeting Agenda Requests** – No action was taken.
- S. **Communication: Eblast Items** – The following items are to be added to the next email communication: 1) Contract Negotiating Committee Volunteers, 2) Holiday Lighting rules, and 3) Croquet court & putting green rules.
- T. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, November 15, 2017 at 5:00 PM at the community Clubhouse.

ADJOURNMENT

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

ACCEPTED: _____



DATE: _____

11/15/17