

**ONE FORD ROAD COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 15, 2017**

BOARD MEMBERS PRESENT:

F. Rene Alvarez, Jr. – President
Steve Maguin – Vice President
Christine Daily – Secretary
Dean Morrow –
Treasurer/Assistant Secretary

BOARD MEMBER ABSENT:

Max Ko – Member at Large

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 5:45 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: tree trimming and landscape maintenance.

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.

Juan Gutierrez, 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

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 recorded for the Board of Directors meeting held on October 18, 2017, the minutes as recorded for the Board of Directors Special General Session meeting held on October 26, 2017, as well as, the Architectural Submittal Report for October 11, 2017 through November 9, 2017.
- B. **Financial Statement – RESOLVED**, to accept the October 31, 2017 financial statement, as submitted.

UNFINISHED/NEW BUSINESS

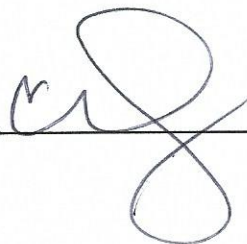
- A. **Landscape Proposals** – A motion was made, seconded and carried to approve the three (3) proposals submitted by Bemus Landscape to replace the Pear vines on the west side of Jupiter Hills Dr., for a total cost of \$4,453.33, to fill in the shrubs across from 110 & 121 Old Course, for a total cost of \$402.08, and to install Holiday color at the front entrances, for a total cost of \$4,304.00, contingent upon the invoices being billed after January 1, 2018. (4/0)
- B. **EmpireWorks Reconstruction & Painting – Change Order** – A motion was made, seconded and carried to approve change order #3 for the wood trellis project submitted by EmpireWorks Reconstruction & Painting, for a total cost of \$18,364.00. (4/0)
- C. **City Service Paving – Stop Stencil Proposal** – A motion was made, seconded and carried to postpone this item for further discussion. (4/0)
- D. **Trash Receptacle Replacement Proposals**– A motion was made, seconded and carried to approve the proposal from PatioShoppers to replace and install eighteen (18) trash receptacles throughout the community, for a total cost of \$19,387.51, plus the cost of installation and removal of the old trash receptacles. (4/0)
- E. **OFR Protection of Name** – A motion was made, seconded and carried to verify if ‘One Ford Road Community Association’ had previously been trademarked and if so, ensure the trademark is renewed. (4/0)
- F. **Homeowner Request** – A motion was made, seconded and carried to deny the request to allow homeowner, Melinda Mason, to host a water purification presentation in the Community Clubhouse. (4/0)
- G. **2018 Draft Reserve Study** – A motion was made, seconded and carried to approve Version 2 of the draft reserve study as prepared by Advanced Reserve Solutions, Inc. (4/0)

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- H. **2018 Draft Budget and Reserve Maintenance Disclosure** – A motion was made, seconded and carried to approve the 2018 proposed budget and reserve maintenance disclosure with an increase of \$33.00, bringing the total monthly assessments to \$505.00, by reducing the proposed annual operating budgets of line items 7215 Landscape Extras and 7240 Tree Replacement. (3/1 – Steve Maguin, No)
- I. **Contract Negotiation Committee** – This item was postponed until the January 2018 Board meeting for further discussion.(4/0)
- J. **Punch List Items** – No action was taken.
- K. **Outstanding Items – Discussion** – No action was taken.
- L. **Next Meeting Agenda Requests** – No action was taken.
- M. **Communication: Eblast Items** – The following item is to be added to the next email communication: 1) Lock your vehicles.
- N. **Next Meeting Date** – The next Board of Directors meeting is scheduled for January 17, 2018 at 5:00 PM at the community Clubhouse.

ADJOURNMENT

With no further items to discuss, the General Session meeting was adjourned at 8:10 PM.

ACCEPTED:  DATE: 1/17/18