

1. Called to Order- 10:39am

2. Attendees- Melissa Martinez-Carrasco (President), Angela M. Casas (Director at Large), Martin Salazar (Treasurer), Monica Moreno (Property Manager), Karen Mueller

3. Old Business

- **Status of Gate Operations**

- Monica Moreno
 - - STOP (exit) and DO NOT ENTER verbiage (entrance & exit) painted in white and signage added to
 - 2 Cameras installed on the inside, no plexi glass can be added to provide protection. No choice on location of cameras. Quickpass is going to open port for camera company so that we can monitor online. Remote access to the camera feed still pending.
 - Gate keypad replacement. Gate keypad has been replaced. Will not receive an invoice for the new gate keypad; part of the warranty of the new gate system.
 - Old Business- Truck signage is posted to divert oversized truck traffic. Two other post were pulled and sent to welder. The posts are ready. Have not been picked up on Monday. The posts were too short.
 - Melissa Martinez-Carrasco- asked what date we can expect for the posts to be installed.
 - Replied Monday.
 - Still needs verbiage for sign to identify when gate is not in use; 2 signs. Martin Salazar agreed to provide Monica Moreno verbiage.
 - Recommended verbiage from attendees, "Gate Temporarily Open."
- Karen Mueller- recommends that we post gate hours through signage.
- Angela M. Casas- recommends that we reeducate about the gate hours and make sure that the gate is opened during the agreed upon hours with the city. Let Karen Mueller & Monica Moreno know that the exit gate was an issue. So at this point we are not compliant with the city.
- Melissa Martinez-Carrasco- at some point we were supposed to have both gates open (entry & exit). If we notified the city that both gates, the entire gate is supposed to be open between (certain) hours.
- Monica Moreno- interjected Quickpass cannot open the exit gate for us. It is not an option for us. The system can't do it (as we are currently set up).
- Melissa Martinez-Carrasco- who ever instituted Quickpass has the accountability on them that we are non-compliant.
- Angela M. Casas- before it was programmed. When they hit the gate (exit) and they had to pull out the whole gate to reconstruct it. When they reinstalled it. There is some wiring issue because I argued for 6 months with the old gate company. When we went to Quickpass, I let Karen and Monica know that the exit gate was not working. We agreed to get the whole gate reevaluated, make sure it is working regardless of Quickpass. We thought that the wiring was the issue but apparently it was not addressed. The way the gate (both entry & exit) opens when power is lost that how they should open when programmed.
 - Karen Mueller- added that she never knew that the exit gate could open (be programmed to open).
- Melissa Martinez-Carrasco- now Moncia is saying that Quickpass can't do the programming

SWHO Board of Director Meeting
February 13, 2016

- Monica-Quickpass only taps into the entry. They don't tap into the exit and they have never tapped into any of the exits.
- Martin Salazar- we need to go back to the gate co to figure out if they can figure out how to program the exit.
- Angela Casas- interjected, put them on the same loop.
- Karen Mueller- suggested that maybe we just need a timer
- Melissa Martinez-Carrasco- whenever we turn off it uses the battery to power the gate.
- Angela M. Casas- none of this makes sense. Either we didn't do enough research on this Quickpass. None of it sounds right.
- Monica Moreno- When you turn off the power at the breaker it drains the batteries and that needs to stop. When we want to open the gate. We need to re-wire.
- Karen Mueller- questioned why the battery would be drained if you used the switch (on/off) to shut down the gate.
- Martin Salazar- If I go to the breaker and I turn off the breaker, the battery packet should go on. What Karen is saying if you go to the motor of the gate and you turn it off there why is it using the battery.
- Melissa Martinez-Carrasco- I have no historical knowledge on any of this except what I have done. Proposes that if we are contracted with Automatic Gates and More we need to have an education session with the board and all these questions need to be answered by this gate company. We need to have a working knowledge of what's going on. I can't institute, make a motion, do anything if I don't even understand everything about this gate and what can be done.
 - Monica Moreno- (Gate Co.) will doing to that on February 1st. He (Gate Co.) has been willing to have an event and let everybody know this is how the gate works.
 - Is talking about a more in depth meeting with us so that we understand how the gate works (i.e. sensitivity, how the loops work)
 - Monica Moreno- will follow up with gate co. and see if there is something out that will allow the gate to be programmed.
 - Martin Salazar- can we set a meeting on Saturday so that we can meet with the gate company. Monica will coordinate.
 - Still wants to figure out the root cause as to why the gate can't be programmed.
- Monica Moreno- siren recognition was installed (SOS); \$636. Didn't think the key system was working. Signage is on the gate.
 - Angela M. Casas- Have we communicated to membership.
- **Additional Gate Lighting in Entrance**
 - Martin Salazar- called CPS and meet with them on site. Adding lighting on two posts by keypad not an option. They could put a post on the opposite side on Summerwind or they could put the light on Babcock. But if they put it on Babcock it is not going to shine on keypad. It would only be like \$5/month for the post. It is like \$15 for the light. The problem is that you are going to get a big old light post on the Summerwind side. To light the area; it is very dark in the entrance. The bottom line you're only bet is to put a post there but it is going to be a big telephone post.

SWHOA Board of Director Meeting
February 13, 2016

- Angela M. Casas- asked why they cannot use the existing post there (to the left upon entering the subdivision).
- Martin Salazar- they said that (the exiting post) is not theirs and they can't put a light on there. They said that based on the way it is, we can call an electrician have a light post put on and put our own flood light. Do we want to get a bid on that? According to Monica we cannot change the light bulbs on the front gate.
- Melissa Martinez-Carrasco- made a motion to not go with CPS and spend \$1500. Angela M. Casas made a second motion that we have no money to do any additional lighting outside of CPS (utility bill).
- Melissa Martinez-Carrasco- revised motion to not pursue anymore lighting in the front area. Angela M. Casas- second motion. All approved. Motion passed.

4. New Business

- Melissa Martinez-Carrasco- motions to extend normal hours of operation opening to 7pm instead of 6pm. Motion did not pass. Comments that both gates (the operation) need to be figured out before reconsidering.
- Martin Salazar resigns @ 11:14am.

5. Meeting Adjourned - 11:15am