

VINEYARD HEIGHTS HOA INC
NOTICE OF SPECIAL MEETING
MAY 6, 2015 7:30 PM @ HOA PAVILION

The Entry Gate Committee has developed a draft policy, gate configuration and cost estimate. The draft configuration and draft policy will be forwarded at a later date. The current cost estimate is \$66,000 or \$1600/lot owner. A meeting is scheduled at 7:30 pm on Wednesday May 6, 2015 at the HOA Pavilion to discuss the gate concepts and address questions on the ROW status update and insurance/liability questions (our HOA attorney will be present).

The Board is requiring that a minimum of three (3) lot owners volunteer to serve as the 'Gate Response Team (GRT)'. This consists of providing your name, email address, and phone number for posting on the HOA member website as well as being furnished to the company servicing our gate access system as the contact for issues related to the gate. The GRT members would need to be able to physically go to the gate to use the emergency keys to open it in the event that you are notified of a malfunction (by members or by the access control company). You will also receive comments, complaints, and requests from HOA members regarding the gate operation and coordinate with the service company. You would be the primary contact for issuance of new gate RF cards and key fobs. You would also facilitate entry information of entities needing key codes with the service company who would process them. The initial term of service will be 3 years.

A separate meeting will be needed to vote on a Special Assessment to fund the gate. This meeting will be scheduled after the Gate Response Team has been formed.

A written gate policy is being drafted; a general overview is as follows:

Each member would receive three (3) RF cards to be mounted on vehicles and two (2) key fobs upon completion of the facility and payment of the Special Assessment. Additional cards and key fobs will be available for purchase by HOA members.

A keypad will be provided in the median between the entry and exit gates. Members not being current on Assessments (Annual or Special) will have the potential of the RF cards and key fobs being disabled (they will be able to gain access via the keypad). Cameras and lighting will be installed at the gates. A lockable walk-thru gate will be located on the east side.

An annual access/control/monitoring agreement, a cell phone account, and an additional power meter will be necessary. Our insurance premium will increase approximately \$500/year and we were advised that we should plan to do nominal repairs from our own funds since numerous small claims would likely cause cancellation of the policy. This results in an increase of approximately \$6,000 per year (\$150/owner) to the annual operating budget.