

River Oaks of Sherman Association Inc.
Special Executive Board Meeting

Date: February 27, 2024

Location: Zoom

Present: Lori Finck, President; Horst Rutsch, Vice President; Theresa McSpedon, Secretary; Susan Lang, Treasurer; Directors, Matt Greene, Bill Tobin, Aaron Ham and Kim Smith. Guest: Jerry Lewis, President Westchester Gate

Proxies: None

Absent: Vera McVey

Call to Order: 7:05pm

- Lori called the meeting to order, and a quorum was present.

- Lori advised the purpose of this special meeting was to gather information on the gate and call box issues and have a presentation on possible solutions from Westchester.

- Lori introduced Jerry and Jerry gave his presentation. The presentation is in Exhibit A, attached. Various board members asked Jerry questions at the conclusion of the presentation.

- 7:49pm Jerry left the meeting.

- Aaron gave a report that he is working with Jim Corbett from Frontier. The phone lines are shorted since the gate box was hit. They are working together to find the short, and so far, they have tracked it to within eight feet. They need the Master Key to complete this work. Aaron has been able to track down the Master keys for our call box (it is older and no longer made) and obtain two keys which are in the process of being sent to Aaron. Once he receives them, he will give Lori a key and finish the work to locating and repairing the short with Frontier.

  Aaron has also investigated the issue with the video camera on the guard shack. It is currently non-functional. Aaron found the coax cable is in place and functional. Aaron spoke with United Alarm, and they can provide a camera to replace the current camera for $1,800.00. this replaced camera will also come with a mobile app that all homeowners can have on their phones. Aaron spoke with Malcom about replacing the camera and Malcolm approved provided it doesn't cost Malcolm or the Golf Club any money.

- Discussion then ensued on the various options presented by Westchester Gate.

- Aaron motioned to repair the gate for the estimated $10,000.00. Matt seconded. Theresa amended the motion to include an additional $1,800 for the video camera replacement. Aaron accepted the amendment to his motion. Matt seconded the amendment. The Amendment passed unanimously. There was no further discussion on the original motion and the motion carried unanimously.

- 8:08pm the meeting adjourned.

Respectfully submitted,
Theresa McSpedon
Secretary

EXHIBIT A

River Oaks slide gate overview and solution proposals



Jerry Lewis,
President

Westchester AUTOMATED GATE

February 27, 2024

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The entry gate has been hit (again)

The gate still operates, BUT

- The far end of the gate is bent inwards
- The right track (see photo) is damaged, and the truck assembly is missing
- The gate's performance will degrade if it is not fixed or replaced





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The call box location is part of the problem

- Cars try to enter as soon as the gate begins to open
- In turning left to enter, they can hit the gate
- There are no deterrents to guest attempting to enter before the gate is fully opened



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What can be done?

- Replace gate only
- Fix gate only
- **Fix gate and add preventative measures**

Focus of today's discussion



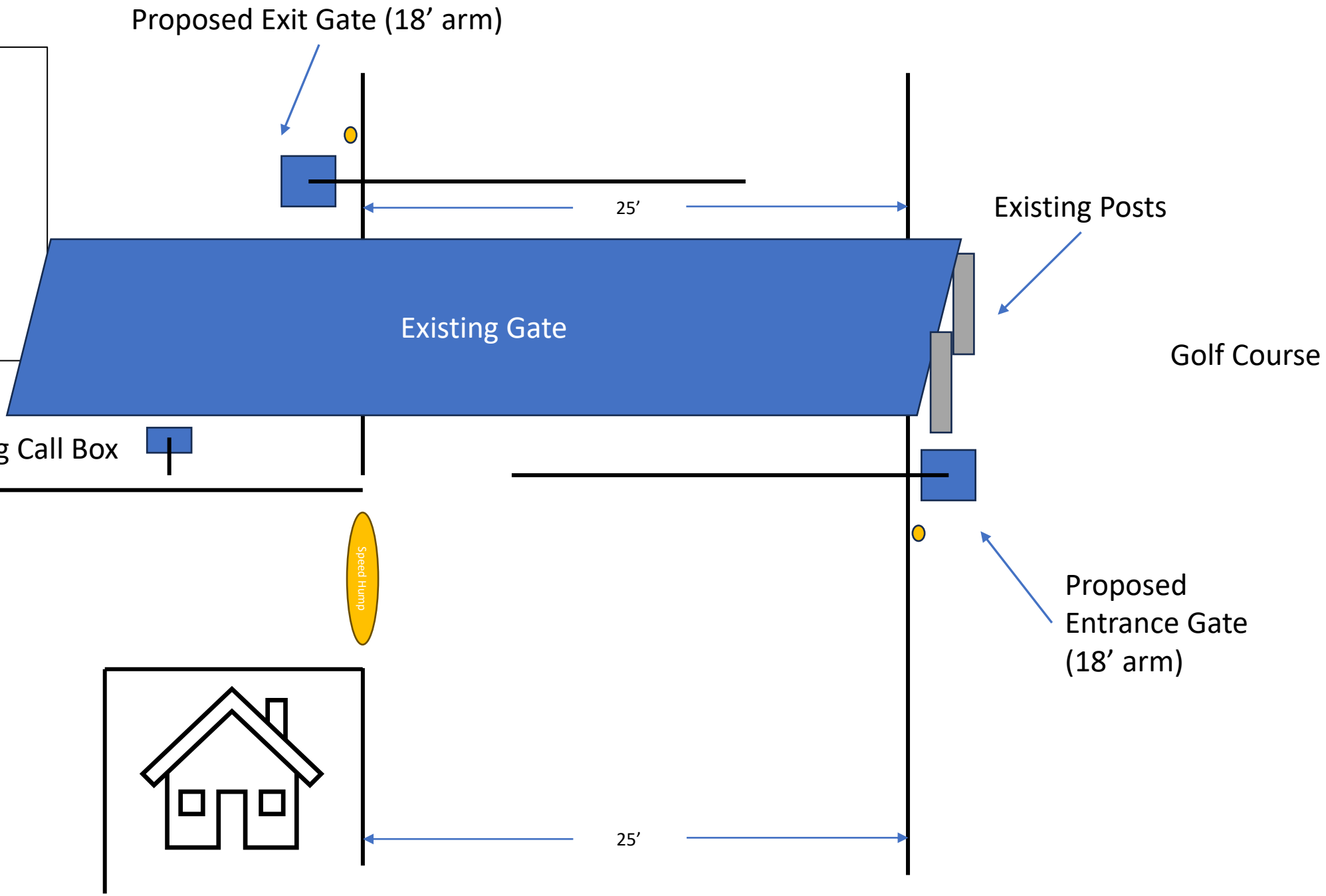
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OPTION 1:
Leave call box as is

- Speed hump
- Two barrier arm gates
- Protective bollards (2)
- Repair gate

Investment Level

$25K – $28K



Pro

- Most affordable plan
- Barrier arms open only after slide gate fully retracts

Con

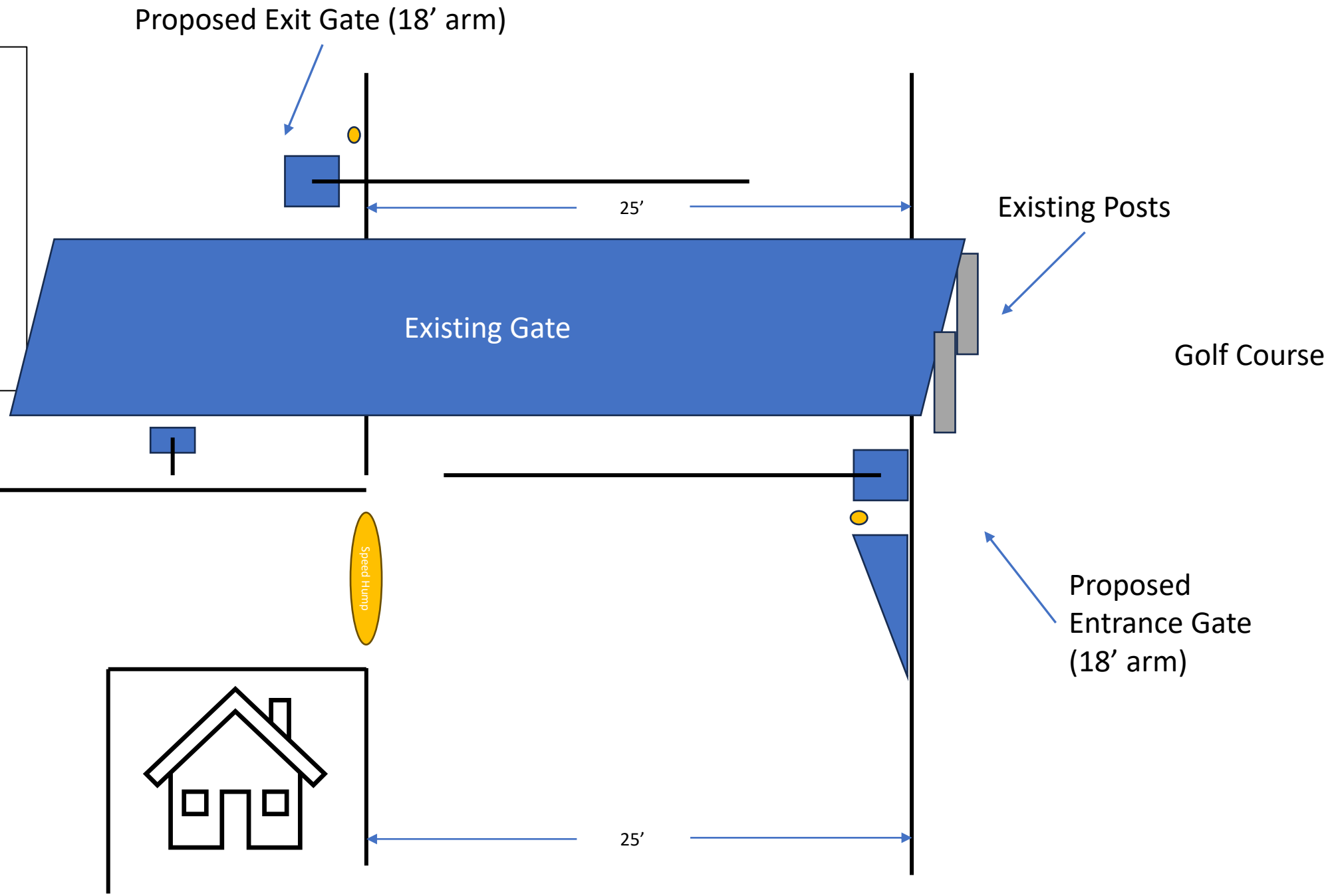
- Doesn’t address car orientation issue
- Entrance gate operator on golf course

OPTION 2:
Leave call box as is

- Speed hump
- Two barrier arm gates
- Traffic shunt
- Protective bollards (2)
- Repair gate (if possible)

Investment Level

$32K to $36K



Pro

- More affordable plan
- Barrier arms open only after slide gate fully retracts
- No golf course impact

Con

- Doesn’t address car orientation issue
- Slightly narrower entrance for inbound traffic
- More expensive due to additional site work

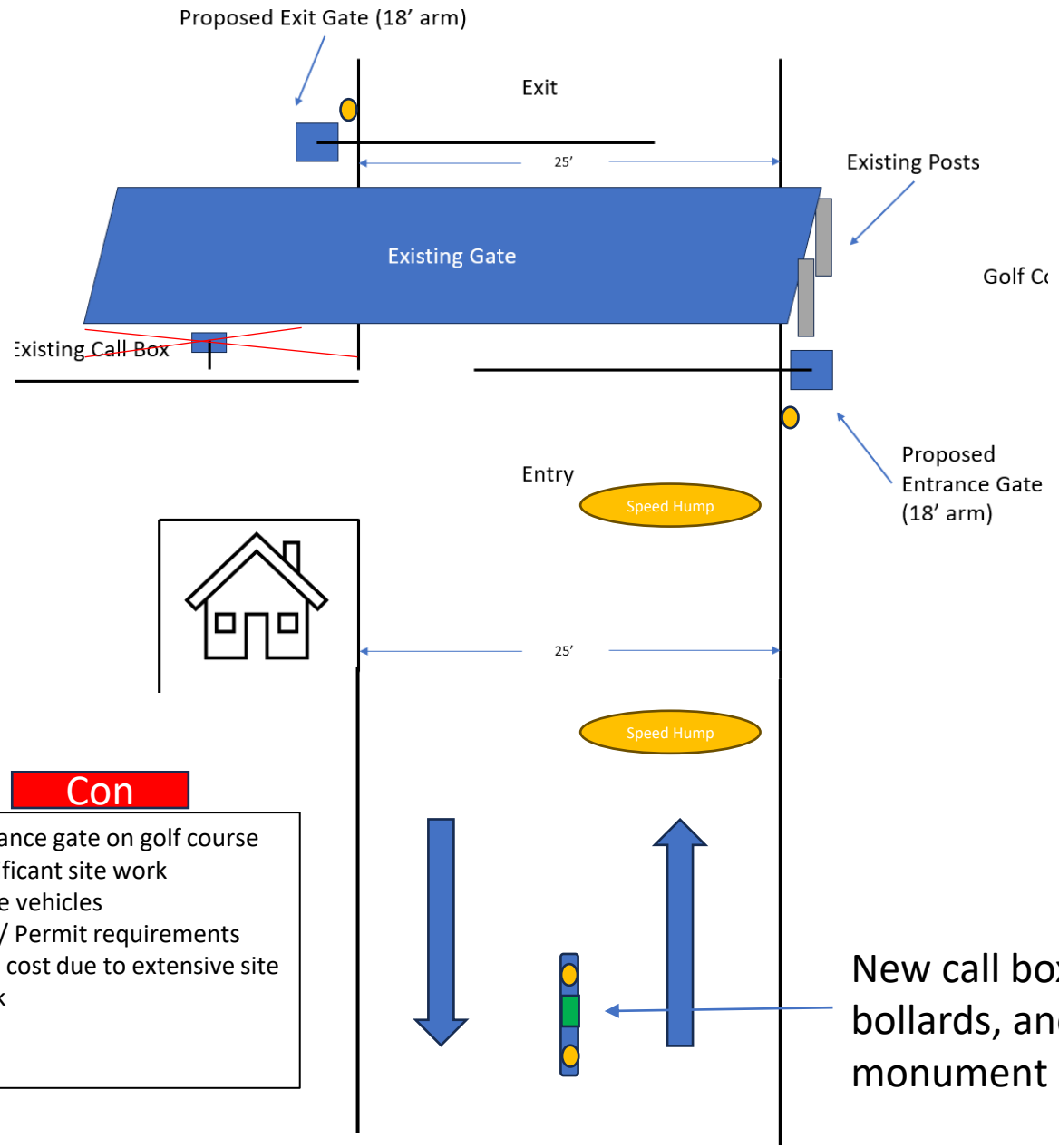
OPTION 3:
Move call box

- Center lane, approx 60’ away
- 2 speed humps
- Two barrier arm gates
- Protective bollards (4)
- Repair gate

Investment Level

$40K to $50K **

**Subject to subcontractor bid



Pro

- Orients cars “head on”
- Barrier arms open only after slide gate fully retracts
- Allows for multiple speed humps
- Makes slide gate (and barrier arm gates) more visible

Con

- Entrance gate on golf course
- Significant site work
- Large vehicles
- City / Permit requirements
- High cost due to extensive site work

New call box location, protected by bollards, and built on a center lane monument

Additional questions / considerations

- We can replace your callbox with a new multi-tenant land line solution for $8,000, installed (can be remotely managed)
- Is the entrance well lit at night?
- There is no perfect answer – every solution has someone who will try to circumvent it
- We can attempt to simply fix the gate and leave the rest as is
  - Fixing the gate only entails replacing / welding a new section of track. It does not include resetting the gate perpendicular to the roadway
- We can add/remove components from each option presented and quote an agreed upon solution

Thank you!



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