

Mulberry Ridge Home Owner's Association Meeting
March 28, 2013

Meeting was called to order at 7 PM by Braden Cox at the Village Inn Restaurant

Sign in sheet was passed around. There were a total of 6 people present which included:

Braden Cox
Bryan Smith
Jennie Rice
Clay Cook
Adam Mulligan
Carol Pace

Discussions included:

1. Payment of dues – Bryan Smith has been picking up dues from the PO Box. Adam Mulligan said that using Pay Pal has been working well. So far there have been 56 out of 110 homes that have paid. Since the \$225 dues are due April 1 (Monday) Bryan will update the sign reminding everyone of the due date and the \$25 fine if dues are late.
2. Lawsuit – Harry Styron sent a request for detailed documentation regarding the pending litigation with Montileone Development Co. Since it is supposed to be completed by April 1, 2013 Braden will call Styron to request an extension. Braden and Adam have collected the majority of the required information. Adam has receipts for real estate taxes from 2009 – 2012 and he will try and find the receipts for prior years. Braden Cox, Jennie Rice, Adam Mulligan, Matt Lackrone and Damion will be potential witnesses for any questions regarding the suit.
3. Pool Security – Bryan Smith did very extensive research to determine the most effective and cost efficient way to secure the pool area since all current electronics are “fried”
Internet – most internet providers have seasonal rates. There is not a significant difference in costs between the main providers. The choice was between Century Link and Sudden Link. Century Link appears to have support issues. Clay made a motion to go with Sudden Link as the provider. Jennie seconded it. Motion was carried.
Security - Based on Bryan's research the choice for security was between Atlas and Netwatch (ULink was rejected due to their unprofessionalism). Due to the cost Braden suggested that the video security be tabled.
Gate – The choice was between Atlas Security and Netwatch. After much discussion Braden made a motion to use Netwatch. Clay Cook seconded it. Motion was carried. The gate must be functional by May 1 to be sure it is ready for the pool cleaning which is scheduled for May 17.
Clay made a motion to file an insurance claim on the damaged equipment. Jennie seconded it. The motion was carried.
Lighting – Clay suggested that we consider different lighting in the pool area to enhance security. He brought examples of lights that might be more effective than what we currently use. Braden and Clay will explore lighting options. Carol Pace made a motion that Braden and Clay purchase and install lights and security signs as long as it can be done for under \$500. Jennie seconded it and motion was carried.

Pool Enclosure – Clay brought pictures of mesh material that would be suitable for the fence which would improve curb appeal. Braden and Clay volunteered to purchase and install. Braden motioned that this be done and Carol seconded. Motion was carried.

4. Basketball Goal – Clay investigated suitable basketball goals that would be affordable for the Association. The goal could be purchased for approximately \$450. After discussion Carol made a motion that the basketball goal be tabled for the time being. Braden seconded it. Motion was carried.
5. Picnic Pavilion - Clay brought pictures of picnic pavilions that would be suitable for installation near the pool area. Since there was a lot of interest among the board members Clay will get more details on cost, etc. It would be a project that would not be constructed until next year.
6. Garage Sale – It was decided to have the annual neighborhood garage sale June 7 and 8. Carol will place an ad in the Springfield paper June 6, 7 and 8 and to not spend more than \$125. Carol will email Bryan one month before the sale asking him to put out the HOA sign informing every one of the sale date..
7. May 4 will be the day the pool fobs will be available.
8. Adam will send out emails on April 29 to those delinquent on paying their dues.

Meeting was adjourned at 8:45 PM

Internet Service Providers

The UPLoAD speed is the important speed number when considering which ISP to use for the IP Cameras. When I asked what a good/acceptable speed for the IP cameras, one of the vendors told me between 512 kbps and 1 mbps - on the UPLoAD speed.

Internet Service Provider (Sorted Alphabetical)	Type	Contact Name	Contact Phone	Upload Speed	Download Speed	Static IP	Installation Cost	Off Season Discount	Monthly Cost	Service Agreement Required	Additional Comments	24-Month Average Monthly Cost (initial cost incl.)
AT & T	Not Available in our Area											
CenturyLink	High Speed Internet	Kelly Diaz	kelly.diaz@centurylink.com General business phone: (800) 786-6272	896 kbps	10 mbps	Yes - 1 at \$10 per month	\$30.00	Yes - Vacation Service; Up to 9 months at \$9.95 per month	\$69.99	Yes - 12 month	Computer/Phone response says that Business account not available in our area; but when I called customer service, they said it is available. I am supposed to e-mail Kelly at kelly.diaz@centurylink.com and give my call-back number if we are interested. The monthly cost for the first 12 months is 59.99 per month. Have ability to bundle a phone for additional \$15.03 per month.	\$46.21
Suddenlink Communications	High Speed Internet	David Phipps	(417) 593-6419	768 kbps	6 mbps	Yes - 3 Free	\$19.95	Yes - (Nov - March) fill out form no fee/cost	\$69.95	Yes - 1 year contract	Special offer: where can get phone for no additional charge; unlimited long distance; can block directory assistance, etc. No additional monthly cost - but pay additional \$5 per month for optional voice mail. \$19.95 for Phone installation cost. Suddenlink sent someone out to see if a connection was possible - we are about 100 feet from their tap.	\$41.64
Total Access Highspeed Internet / Total Highspeed	Radio Frequency - something like Cellular but fixed points	Evan x514	(417) 851-1107	768 kbps	1.5 mbps	Yes	\$199.00	Yes - Vacation Mode fill out a form and pay \$10 / month up to 6 months.	\$75.00	No	Referred to me by Matt Lackrone. \$199 helps cover maintenance of the equipment. Proprietary communication. Weather can affect signal - but Evan says he hasn't seen it a lot. I didn't ask, but Evan referred me to u-link communications out of Sparta (Matt is the owner's name, and 417-818-2507 is the phone number) When I spoke with Matt, he said their equipment can work with or without a static IP address.	\$50.79



<http://ulinksystems.com>

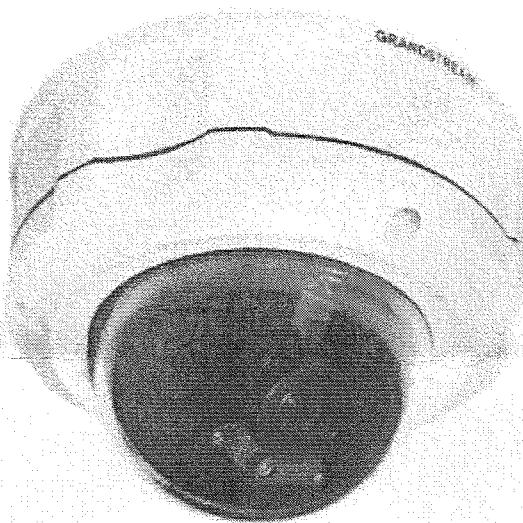
417.551.9434

Mr. Smith

Thanks for the opportunity to bid on your new camera system. Below is a brief on equipment I plan to utilize and the total project price.

I prefer to use a central recording device which will provide a single spot for viewing access and event retrieval. The Synology NAS device comes with a built in Surveillance tool and operates seamlessly with a mobile app designed for the recording device.

From the camera standpoint, I will use the Grandstream GXV3662-HD pictured below.



Features:

- High quality 1.2 Megapixels CMOS sensor and lens to ensure razor sharp picture quality
 - Advanced multi-streaming rate real-time H.264, Motion JPEG at 720p resolutions
 - Alarm input & output, audio input & output
 - Supports 24MB pre-/post-event recording buffer
 - SD slot for storage
 - Support Motion Detection, and Notification on PC Client
 - Support both Variable Bit Rate and Variable Frame Rate
- Support IE and Firefox for network preview
 - Built-in high performance streaming server allows 10+ simultaneous viewers
 - Embedded video analytics, SIP/VoIP support for full duplex two-way audio as well as video streaming to mobile phones and video phones
 - Compatible with Current SDK, HTTP API and Client Software
 - Integrated Power-over-Ethernet (802.3af)

Summary of cost:

Cost for 3 cameras, 1 terabyte Synology network recorder, installation and configuration will be

\$2164

U-Link can get the project complete in less than a day once payment and equipment are supplied. Thanks for the opportunity to bid on your project. I look forward to any questions you may have.

Sincerely,

Matthew Thomas

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Atlas Security
1309 E Republic Rd.
Springfield, MO 65804
Tel: 1(417)831-2866 Fax: 1(417)831-1612

CCTV IP cloud
Storage

Proposal

Client Information

Mulberry Ridge Pool
Ozark MO 65721

Proposal Number 11061
Date 2/12/2013 **Expires** 3/14/2013
Salesperson Jason Conover

Qty	Description
1	Iomega Video StorCenter NAS
2	Axis Outdoor Vandal Dome Camera - 720p
1	8-Port Switch - 4 POE Ports
1	WG-50781106 Cat5e Cable Blu (Genesis Cable)
6	8 pin plug for Cat 5 wire
4	Installation CCTV Labor

Sub Total \$3,477.66

Sales Tax \$238.46

Total This Proposal \$3,716.12

Recurring Charges

Description	Monthly Amount	Frequency	Total
Hosted Access	\$30.00	Monthly	\$30.00

360 yr wds based
access to camera

Scope of Work: Install IP camera gateway/recorder, POE switch and 2 outdoor IP cameras. This service will store video off site (cloud storage) as well as on site storage. Customer must provide a network to connect to and high speed Internet service. Contact is Brian at 576-5084.

Please print name here

Please sign name here

Date Approved



Atlas Security
1309 E Republic Rd.
Springfield, MO 65804
Tel: 1(417)831-2866 Fax: 1(417)831-1612

CCTV/DVR

Proposal

Client Information

Mulberry Ridge Pool
Ozark MO 65721

Proposal Number **11054**

Date 2/11/2013 Expires 3/13/2013

Salesperson Jason Conover

Qty	Description
1	Performance Series DVR 4 Channel 1 TB
2	IR Indoor/Outdoor Rugged Dome Camera 12 VDC 600 TV Lines 3.8 - 9.5mm Lens
2	Installation CCTV Labor

Sub Total \$1,269.00

Sales Tax \$83.52

Total This Proposal \$1,352.52

Recurring Charges

Description	Monthly Amount	Frequency	Total
CCTV Service/Support Plan	\$10.00	Monthly	\$10.00

120 yr Service

Scope of Work: Replace existing DVR and 2 outdoor cameras. Connect DVR to network for remote viewing and train customer. Reuse existing coax, connectors, and tranx (if all tests good). Customer will provide connection to network router and high speed Internet service. Contact is Brian at 576-5084.

Please print name here

Please sign name here

Date Approved



Atlas Security
1309 E Republic Rd.
Springfield, MO 65804
Tel: 1(417)831-2866 Fax: 1(417)831-1612

Gate Access #1

Proposal

Client Information

Mulberry Ridge Pool
Ozark MO 65721

Proposal Number 11055
Date 2/11/2013 Expires 3/13/2013
Salesperson Jason Conover

Qty	Description
1	XR150 Control Panel - PCB Only Dialer / Network 142 Zones Includes 50VA Transformer
1	Wiegand Interface Module (DMP)
1	Prox Reader - Gray (HID)
2	12V/7AH Power Sonic Battery
1	Entre Setup Fee
3	Installation Commercial Labor
250	DMP Prox Key (DMP)

Sub Total \$3,096.00

Sales Tax \$44.90

Total This Proposal \$3,140.90

Recurring Charges

Description	Monthly Amount	Frequency	Total
Hosted Access	\$7.50	Monthly	\$7.50

Web based
Software for HOA
managing access

Scope of Work: Replace existing access control panel, and prox reader. Connect new system to customers network for web management access. Reuse existing enclosure, wiring, maglock, and exit button. Quote includes 250 prox keys (FOBs). Contact is Bryan at 576-5084.

Please print name here

Please sign name here

Date Approved



Atlas Security
1309 E Republic Rd.
Springfield, MO 65804
Tel: 1(417)831-2866 Fax: 1(417)831-1612

Get Access #2

Proposal

Client Information

Mulberry Ridge Pool
Ozark MO 65721

Proposal Number 11056
Date 2/11/2013 **Expires** 3/13/2013
Salesperson Jason Conover

Qty	Description
1	Prox Reader - Gray (HID)
1	DMP Network Door Controller (DMP)
1	SMP3 Power Supply Kit (Altronix)
250	DMP Prox Key (DMP)

Sub Total \$2,000.00

Sales Tax \$152.00

Total This Proposal \$2,152.00

We call Atlas - they manage 24/7 + 1/2 access

Recurring Charges

Description	Monthly Amount	Frequency	Total
Managed Access	\$39.95	Monthly	\$39.95

Scope of Work: Install Managed Access Control on the pool gate (replace reader, power supply and control module). Customer must provide network connection and high speed Internet access. Quote includes 250 prox keys (FOBs). Contact is Brian at 576-5084.

Please print name here

Please sign name here

Date Approved



Bryan Smith <kdrbsmith@gmail.com>

Gate Security

2 messages

Bryan Smith <kdrbsmith@gmail.com>

Wed, Apr 3, 2013 at 12:51 AM

To: Braden Cox <bradencoxpe@yahoo.com>, Adam Mulligan <adam@mulliganinvestments.com>, Charlie Henderson <charlie44@cebridge.net>, Carol Pace <paceplace@hotmail.com>, Clay Cook <claycook@suddenlink.net>, Matt Lackrone <mlackrone@netwatchip.com>, Jennie Rice <jrice@srcpowersystems.com>, "snorman95@gmail.com" <snorman95@gmail.com>, "shandibraden@gmail.com" <shandibraden@gmail.com>

I spoke with Matt (NetWatch bid we chose for the gate) today. I told him about the May 1st deadline we set for having the Internet and Gate Access setup; and about the May 4th "Pickup your Pool Fob at the Pool" date.

I told Matt that I would get with Suddenlink (ISP we chose for Internet connectivity). I later called the Suddenlink contact name I have and left him a v/m. I will check back with him in a couple of days.

Matt is going to get the fobs ordered.

We discussed two ancillary items that I failed to mention during the last board meeting.

I wanted to mention these two items below and see what might need to be done for Board Approval / Denial of these extra items.

I think the UPS/Surge Protector is a necessity - and the WIFI router a convenience that will make life simpler. I would like to see the board approve the purchase of both a UPS/Surge Protector and a Wireless Router. I can bring my wireless router on May 4th for use as we register the new fobs if the board wants to "Table" the wireless router until the next meeting. I have referenced Best Buy as convenience and don't have any preference to where the items might be purchased from.

I will provide another update after Suddenlink has the Internet installed or if they require a deposit/payment.

Bryan

(1) **Wireless Router.** The solution that NetWatch will be providing will allow remote access via the Internet without a wireless router. The wireless router would come in handy when we have "Get your fob at the pool" days. The router could be secured so that access to it is password protected. One or more Board Member laptops, ipad, etc. could be brought to the pool on the "Get your fob at the pool" day to register the fob at the time that the resident picks up the fob. In addition, NetWatch could make use of the wireless connectivity in a similar manner when they are servicing the gate; or if a board member is meeting a resident at the gate and something needs tweaked/changed when they are on location at the pool with a mobile device.

At my house, I have a Linksys E4200 (newer technology), a Linksys WRT54G (older technology), and a Netgear WN2500RP (WIFI extender).

Depending on what the board wants to do with WIFI - probably dictates how much you want in features. For simple WIFI connectivity (Gate access at pool-side with board member security access only), a simple router like my WRT54G would probably work. If the board thinks that down the road that Pool-side WIFI access for residents should be offered, then a better router would probably be chosen that has more/better features. If we were to purchase a cheaper less-features router today and a couple of years from now we want to offer pool-side WIFI, then another more-featured router may be required. Matt has told me that the router could restrict access at specific Times or on Data Usage and Number of Connections. So things can start simple and later be "Tuned" to operate the way we want the WIFI to work.

Matt can probably answer any questions or recommend something based on what the board would like to do with pool-side WIFI.

I did some quick searches on Best Buy to give you an idea of price and features of a wireless router.

Linksys - Wireless-G Broadband Router with 4-Port Ethernet Switch**Model: WRT54GL \$59.98 from Best Buy****SKU: 9602713**

From our expanded online assortment; allows you to connect devices on a network and share a high-speed cable or DSL Internet connection; 54 Mbps data transfer rate; TKIP and AES encryption; push-button setup

NETGEAR - Wireless-N Router**Model: WNR2000-100NAS \$44.99 from Best Buy****SKU: 8998506**

Wireless-N (draft 802.11n) interface; up to 300 Mbps transfer rates; advanced network security features

NETGEAR - N750 Dual-Band Wireless-N Gigabit Router with 4-Port Ethernet Switch**Model: WNDR4300-100NAS \$129.99 from Best Buy****SKU: 6263799**

Up to 750 Mbps data transfer rates; Wi-Fi protected access (WPA/WPA2-PSK); guest access; Push 'N' Connect setup; NETGEAR genie dashboard app

(2) **UPS/Surge Protector** - Braden and I looked at some UPS/Surge Protectors a while back. We were looking for something to protect the equipment. When I spoke to Matt today, he noted that having a battery could help with the times when power goes out then on. The longer the battery "Size" the more expensive the unit is. Something to maybe last 15 minutes - to keep the cost down. Matt says that the gate control doesn't use a lot of power. I did a search for UPS on Best Buy and found simple ones from \$55 - \$150 and on up.

Clay Cook <claycook@suddenlink.net>

Fri, Apr 5, 2013 at 9:44 AM

To: Bryan Smith <kdrbsmith@gmail.com>, Braden Cox <bradencoxpe@yahoo.com>, Adam Mulligan <adam@mulliganinvestments.com>, Charlie Henderson <charlie44@cebridge.net>, Carol Pace <paceplace@hotmail.com>, Matt Lackrone <mlackrone@netwatchip.com>, Jennie Rice <jrice@srcpowersystems.com>, snorman95@gmail.com, shandibraden@gmail.com

I vote....

Buy the surge protector (a good one)

Buy the wireless router that will offer pool goers the ability to have web access. I think this would be a nice feature for everyone.

Thanks for all your research Bryan

From: Bryan Smith [mailto:kdrbsmith@gmail.com]

Sent: Wednesday, April 03, 2013 12:51 AM

To: Braden Cox; Adam Mulligan; Charlie Henderson; Carol Pace; Clay Cook; Matt Lackrone; Jennie Rice; snorman95@gmail.com; shandibraden@gmail.com

Subject: Gate Security

[Quoted text hidden]

NETWATCH

Specializing in network-based surveillance systems

636 W Republic Rd - Bldg A-116 - Springfield, MO 65807

Surveillance - Access Control - Burglar Alarm Protection

Sold To: Mullberry Ridge HOA
Braden Cox
PO Box 418
Ozark, MO 65721

Phone:

Fax:

bradencoxpe@yahoo.com

Matt Lackrone

Phone: 417-883-4788 - Fax: 866-593-3616 -
Email: MLackrone@NetWatchIP.com



Quote #

MXKLQ2908

02/05/13

Install 2 Cameras at Pool

Vandal Resistant

Must have internet access to view cameras remotely.

Has capability for CLOUD storage and remote viewing interface.

This capability would cost \$20/month for 2 cameras.

Cameras essentially act like their own DVR/NVR.

Ln #	Qty	Description	Unit Price	Ext. Price
1	1	Labor and Materials	\$200.00	\$200.00
2	1	Network switch w/ PoE to power cameras	\$145.00	\$145.00
3	2	The AXIS P3364-VE is a 1-megapixel day and night fixed dome network camera that offers superb video performance. It delivers 30 fps in all resolutions up to HDTV 720p/1MP. AXIS Superb video in 1MP or HDTV 720p quality Lightfinder technology P-Iris control H.264 main profile and multiple H.264 streams Digital PTZ Remote focus and zoom Outdoor-ready and vandal-resistant design High-performance video CDW Price \$1007.99 New Egg.com Price \$988.00	\$969.00	\$1,938.00
4	2	SD Card Storage - Each Camera has it's own storage capacity.	\$85.00	\$170.00
			SubTotal	\$2,453.00
			Sales Tax	\$183.36
			Shipping	\$0.00
			Total	\$2,636.36

Bryan Smith

Quote (Multiple Formats)

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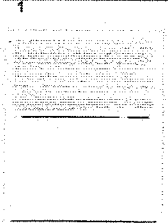
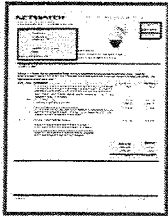
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2

NETWATCH

Specializing in network-based surveillance systems

636 W Republic Rd - Bldg A-115 - Springfield, MO 65807

Surveillance - Access Control - Burglar Alarm Protection

Sold To: Mulberry Ridge HOA
Braden Cox
PO Box 418
Ozark, MO 65721**Phone:** 417-414-7909
Fax:

bradencoxpe@yahoo.com

Matt Lackrone**Phone:** 417-883-4788 - **Fax:** 866-593-3616 -
Email: MLackrone@NetWatchIP.com**Quote #**
MXKL02923
02/25/13**Replace Keyscan system with S1 Pronto System**
Replace Reader

Current Keyscan system has a bad 2 door controller board at minimum and would have to be replaced. S2 system does not need a PC to run on and inherently has a web interface built into the product by default. No additional software is needed.

Ln #	Qty	Description	Unit Price	Ext. Price
1	1	All NetWatch, Inc. Systems come with a No-Questions-Asked 1 Year Warranty. Parts and Labor are included in this warranty agreement; after the initial year has passed customers can choose to purchase extended warranties at their option. Warranty does not cover damage to systems caused by Power Surges, Negligence, Abuse or Vandalism.	\$0.00	\$0.00
2	250	HID iClass Key Fobs	\$4.25	\$1,062.50
3	1	Configuration and Installation Labor	\$400.00	\$400.00
4	1	HID R10 Reader 6100 General Description: iCLASS readers offer an open architecture design permitting compatibility with many of the most popular cards in the market, which comply with ISO 14443A, 14443B, and 15693 interoperability standards.	\$125.00	\$125.00
5	1	S2 Pronto 2 Door Controller System- 100% Web user interface supports common browsers Single cabinet design with expansion space for 4 blades System landing page shows full system status at a glance Widget Desktop support for customized monitoring display Built-in documentation library with web browsers	\$1,314.50	\$1,314.50

SubTotal \$2,902.00
Sales Tax \$187.02