

SAN LUIS COUNTRY CLUB ESTATES OWNERS ASSOCIATION

NOTICE OF MEETING: An open meeting of the Board of Directors of the San Luis Country Club Estates Owners Association will be held at **6:00 PM on Wednesday, July 31, 2024 at the San Luis Obispo Country Club**. The following items will be on the agenda for the meeting:

AGENDA

1. Call to Order
2. Establish Quorum
3. Open Forum – During open forum, each attendee may address the Board for up to three minutes. A Board member may briefly respond to statements made or questions posed.
4. Unfinished Business
 - a. Discussion and votes on new house at 5864 Salisbury (15 minutes)
5. Adoption of minutes for the June 26, 2024 meeting
6. Committee reports
 - a. Finance Committee
 - b. Architectural Review Committee
 - c. Landscape and Water Committee
7. New Business
 - a. Initial discussion re: front gate upgrades (see attached)
 - b. Meadows use rules (see attached)
8. Adjournment
9. Closed Executive Session

The next meeting is scheduled for August 28, 2024

POSSIBLE NEW ENTRY AND EXIT GATE SYSTEM AND PROCEDURES

The HOA Board is seriously considering installing a new security system for the front entry and exit gates, and we would be interested in getting any thoughts or concerns you may have. The new system would use technology and gate arms to provide increased identification and tracking for those entering and exiting our community, in concert with our existing guard staffing.

Here is a bit of historical background and what has changed. Our current procedures and staffing levels have been used almost since the beginning of our community, and while it is not perfect, it has provided a certain level of security and a deterrent to criminals who would attempt to enter in their vehicles. In February/March 2023, we sent out a survey to get feedback from our members on how they would like to see our entry security work. We received 128 responses, which is 66% of the total households. 49% of the respondents wanted to keep a fully staffed entrance gate 24/7; 37% did not; and 14% had no preference based on the information we furnished. The survey also indicated if a staffing change were to be made, 63% of the respondents wanted to keep it fully staffed except for the 11pm to 7am shift; 15% wanted no staffing, just an electronically controlled access; and the rest were split between two different options of partial staffing. After reviewing the survey responses and other issues, the Board decided to keep the status quo at that time.

With our most recent change in security companies, we found it difficult to find a qualified security company to give us a quote. Only two qualified quotes were received and one was at a considerably higher cost than the one we ultimately chose. We began considering our future security needs and thinking about ways to provide increased security by tracking all who are entering and exiting through our gates.

We are considering adding a hardware and software solution by a company named Proptia, which would utilize a system of electronic ID tags for our residents which allow them to enter and exit, but require homeowners to pre-authorize entry for their guests, contractors, and other service providers. To effectively use the new system, we would need to swap the entrance lanes for residents and outsiders, and make certain modifications to the guard house to allow the guards to more effectively interact with nonresidents. While we are still finalizing cost estimates, we believe that installing such a system and making the necessary changes to the guard house would cost approximately \$180,000. This would be paid for from our existing reserves and not require any significant increase in cost to our homeowners. In the future, if we decided to eliminate one or more shifts of our on-site guards, we could quickly recover our upfront costs and reduce our operating costs into the future.

If approved by the Board, it is contemplated this change could be completed sometime around the end of this year, and be implemented in such a way as to allow us to slowly transition into the new system. Permanent residents would be charged a minimal upfront cost for the ID tags for each of their vehicles, which would be fixed to the windshield. Residents would be able to establish a short guest list of preauthorized people, and authorize occasional visitors and service providers by logging onto the security system or notifying the guards directly if they do not have access to a smart phone or computer. There would be support and information distributed on how the system would work, both by written communications and online tutorials.

We will be discussing this at future Board meeting, but in the meantime, we would appreciate hearing any questions or concerns by contacting MAC Management at info@gomacmgt.com or one of our Board members.

Welcome to our Meadows!

Finally, after years of planning and construction our Meadows have become reality! Funding for the Meadows came as a direct result of the savings we enjoyed from the installation of our water well, so there was no assessment to the homeowners.

Our Meadows have been designed to beautify our community, provide privacy screening from Los Ranchos Road and allow our community members a place to walk, have lunch, play catch or kick a soccer ball. They are not designed to withstand organized sports or dogs off leash. The purpose of these rules is to shield the HOA from liability and to protect the plant material and hardscape, while providing access to all. Please think of the Meadows as a garden, not a park.

Please read the proposed rules below and provide any comments to MAC Management (info@gomacmgt.com). The rules will be approved at our August Board meeting. In the meantime, please adhere to the rules and stay off the grass until construction fencing is removed.

- **All animals must be on leash and clean up after your pet. There are two pet disposal cans, one on the south end close to the Country Club Villas and one in front of 5852 Pebble Beach Way.**
- **No organized sporting activities.**
- **No organized parties or bounce houses.**
- **Stay on path while in Meadows and off the landscaped areas.**

Thank you all for your patience during the construction.