

Wincrest HOA board meeting 8/25

Meeting started at 6:31pm

Meeting is a conference call.

On the call is Jennifer, Kyle, Alaina and Pam

Voted for positions

President: Jennifer

Vice President: Kyle

Secretary: Alaina

Treasurer: Pam

Vote to approve and 2nd

Bylaws say meetings are only required quarterly. Will only require that, additional meetings as needed.

Went over format of meeting notes.

If any budget/bank balance is wanted, or additional information, residents can request as needed via email.

3 houses still outstanding on dues, will contact to make arrangements before going to lawyer.

Flokk security:

Went over pros/cons of having the camera. The board's initial thoughts were 2-2 for-against the camera. Here is some information that was collected by Jennifer:

The only security company that works with UCSD – UCSD speaks VERY highly of them and the reduction in crime as well as apprehension of criminals. The cost is \$2500/ year BUT they will WAIVE the installation fee. 2 year contract (for price only), no cancellation fee – but would pay \$500 removal fee. The annual cost won't increase for the 2 years. After that, we are subject to price increases which they have increased from \$1500 in 2017.

Flock does not have access to the cloud base. It's Wincrest's data only. After 30 days the data is deleted.

Union County Sheriff Department Dispatch AND Deputies receive instant notification of flagged license plates. Deputies generally always have it pulled up on their vehicle laptops so that they can respond quickly. When Deputies are occupied, dispatch is also notified at the same time, and they will send out a Deputy.

Collection of resident license plates is OPTIONAL. We can have a "safe list" that we add license plate numbers to so that should an incident occur (not one that involves a flagged plate), those cars are ruled out more easily.

Car break ins down in Meriwether and St Johns. At least 6 stolen cars drove INTO Meriwether and St Johns and cars were recovered. Those cars were not stolen from the neighborhoods.

1 Amber Alert vehicle entered Meriwether and was apprehended.

Some of the concerns that were brought up:

St Johns Forest has one of the highest crime rates so it's not a good comparison. Although crime has dropped in those 2 neighborhoods, we don't have much crime in ours for it to drop.

Yes 6 vehicles were recovered from the camera, but that was not from crime that happened in those neighborhoods. Neighborhoods helped the sheriff's office, but we aren't clear how it assisted those residents other than stolen cars and criminals removed. Not against helping the sheriff's and being a good town neighbor, but at an expense that may not assist us?

Although we have the room in the budget right now, the camera would tie up funds that could be used in case of emergency. The question was asked, if we didn't have all the room in the budget, is this something that we would be willing to raise the dues.

At the annual meeting, based off the initial information that was given, majority of residents present voted in favor of the camera. Since that was community vote, the board agreed to use \$2500 from last year's surplus to pay for 1 year of the camera. We will document any time the camera is used. We should be notified if a flagged plate is caught on our camera. Prior to next year's annual meeting we will put together the usage and decide if it is worth it. If we keep it, we will raise dues 5% to accommodate half the expense and to be able to leave some room in the budget for other expenses/emergencies.

Rentals

Recommended that owner occupied houses with 'roommates' not be considered as rentals. We are reviewing all homes that we know are rentals and figuring out if there are any others, will be updating the rental list and the waiting list. Will also be updating contact information for rentals.

One rental company has been contacted about cleaning the exterior of the home. Will be done within 30 days.

It has been posted on the website that rentals are at capacity therefore sales of homes should not be made to rental companies. Jennifer has added information specifically for realtors.

Walking Paths. Gary previously would patch cracks on the walking path himself. Previously we attempted to get some people from the neighborhood to volunteer to make 'fixes' to the walking paths but no one volunteered. We will not continue to fix ourselves as other residents aren't volunteering to help keep our dues down. We had the paths repaved 3 years ago and that lasts about 5 years. We will wait to have them redone again in 2 years.

The time of year for pine needles is coming up. Last year there was a shortage of needles and they were priced very high. It was decided not to purchase them. We will wait to see what the cost of needles are this year.

Kyle left call @ 7:12

Reviewed communication between board members. Jennifer wants everyone on board have more access to information regarding the neighborhood. She created a digital cloud-based record keeping solution to keep everything more organized and easier to pass information to new board members. This will streamline the process of passing neighborhood history to future administrations.

Jennifer will create a flier to be passed out to the residents and will include information regarding the camera as well as encourage residents to email the HOA email so that they can be added to the contact list.

Went over a few things that should be done regularly and divided up responsibilities.

Meeting ended at 7:30pm.

Meeting notes submitted on 8/26 to Jennifer by Alaina.