

Gate Issues to be Discussed at the 11/15/2008 BOD Meeting

- 1) The keypad became intermittent and has been replaced.
- 2) A LED retrofit kit has been installed in the new card reader.
- 3) The gate sticks open intermittently since installed – Valley Entry Systems serviced the gate on November 14, 2008. The technician reported that the clutch was set too loose and slipping and the current sensing overload auto reverse/stop was set a bit low. He adjusted these items, but went on to state that he was not certain these were the cause of the problem. No charge is expected.
- 4) Refund requested – \$150.00 from Valley Entry Systems for previously servicing the problem noted above, but not solving it. Invoice 10218 4/2/2008. This should have been warranty work.
- 5) Transmitters needed – 4 remain in stock – \$35.00 each for 10 to 30 or \$32.50 each for 40-100. We go through 15-30 per year. Lead time for a specific range of transmitter device numbers is two (2) to four (4) weeks. Ordering 40 is recommended at this time.
- 6) A Gate Reserve should to be established and funded. The expected life for the gate operators is ten years. The gate operators were installed on December 10, 2007. \$8,000.00 is needed in today's dollars for gate operators only by Fiscal Year 2017-2018. $(\$8,000.00 / 9 \text{ years}) = 888.89$ per year or $(\$888.89 / 364 \text{ Lots}) = \2.44 per lot per year. Other gate reserve requirements have not yet been considered.
- 7) The Lightning Protection and the associated Ground System should be installed before the video equipment is installed. The [Lightning Strike Report](#) was previously distributed and is also available in the "Gate" section of the [website](#). Bids for the Ground System and electrical panel surge suppressors were requested from Cedar Ridge Electric, Barry Electric, and Allen Wallace Electrical Contractor on October 12, 2008. Cedar Ridge Electric has responded with a quote of \$2,250.00. Barry Electric is in the process of generating a quote, but has stated concern that improving the ground system may attract lighting. Allen Wallace Electrical Contractor has not yet responded. Pricing for the Lightning Protection Components not including the electrical panel is presented below.

Lightning Protection Components
(Not including electrical panel)

BELKIN PIVOT SURGE PROTECTOR (BP112230-08) - 4320 JOULES	\$29.99
3' BNC to BNC RG59U Cable - CBL3BNC	\$3.00
3' BNC to BNC RG59U Cable - CBL3BNC	\$3.00
Ditek Coaxial Surge Suppressor - DTKVSBNCA	\$38.00
STEALTH LABS Surge Suppressor - ZP1V	\$32.00
STEALTH LABS Surge Suppressor - ZP1V	\$32.00
Subtotal	\$137.99
Tax 7.25%	\$10.00
Total	\$147.99

Note: The above prices do not include shipping.

8) Gate maintenance items were assigned to Mike Caropreso in June of 2006 by President Charles Varvayanis and subsequently delivered to President Mike Rainwater on July 21, 2007 for reassignment to Mike Caropreso. All are not completed as of time of writing. The list follows:

- Gate House – Maintain Wood Surfaces (Prep/Seal/Prime/Paint)
- Gate House – Lubricate Locks and Strikers (Tri-Flow)
- Gate House – Sweep & Clean
- Gate – Grease Hinge Bearings (Completed by Valley Entry Systems on November 14, 2008)
- Gate – Disassemble & Grease Pivot points on opener to gate linkage (Lubricated by Valley Entry Systems on November 14, 2008)

9) Additional maintenance items are now required:

- Gate – The metal surfaces of the gate require painting (Prep/Prime/Paint). The wooden surfaces of the gate require wood preservative.
- Main sign – Apply wood preservative and paint.
- Main sign – Motion light requires repair.

10) A mercury vapor light is installed on a tree to the right of the entry gate. It has not functioned for the last several years, but continues to consume electricity (Ballast load). Removal should be considered.

11) The motion light on the main sign is not functioning and requires repair.

12) The Entry System Master Code was changed from the factory default code published in publicly available documents.

- 13) Tuolumne County Animal Control has requested four (4) gate cards to replace the code currently assigned to them.
- 14) The gate programming software (Remote Account Manager for Windows) has been upgraded from version 5.6 to 6.1.
- 15) The batteries in the DC Openers (Power Fail Devices) require replacing at 2 to 3 year intervals. Each gate operator contains a 12 Volt 7 Amp Hour Lead Acid Gel Cell. Typical cost is range is \$26.00 to \$39.00 each. Discount retailers occasionally have them for less.
- 16) Keys to the entry system, card reader, and electrical panel are hanging on a hook in the gate house. Valley Entry Systems will be sending us keys to the gate operators in the next few days.
- 17) Calls from residents continue to come in regarding the new proximity cards not working. In all cases the cause is from residents attempting to use the proximity cards on the Touch Plate Card Reader. Mention of proper system use should be included in the newsletter. The "Gate" section of the [website](#) includes this information.
- 18) The gate programming software allows for ten (10) ranges, starting to ending device numbers of gate cards and remotes (transmitters). Currently all ten ranges are occupied. As a result the starting device number of all future card and remote orders must be continuations of existing ranges. i.e.: Future device orders must specify the first device number to be ordered to be one greater than the last device in an existing range of similar devices. The existing range in the gate programming software must be adjusted to the last device number of the new devices.
- 19) Entry card status – 53 remaining in stock – \$5.00 each for 50 to 100, \$4.50 each for 150-500, or \$4.00 each for 550+. We go through 75-150 per year. Lead time for a specific range of card device numbers is four (4) to six (6) weeks.
- 20) The computer used for gate programming was moved from (209) 586-3081 to (209) 586-3098.

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