

MEETING PACKET

Battlecreek Commons Board Meeting
July 23, 2024



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BATTLECREEK COMMONS

Board of Directors Regular Meeting Agenda

July 23, 2024 – 6:00 pm, In-Person, BCC Clubhouse, No Zoom link

WELCOME HOMEOWNERS:

Thank you to the homeowners for your attendance. Introduce new homeowners. *There is a two-minute limit per homeowner on discussions during the regular meeting time. If more time is needed on a topic, the discussion will be continued during the Good of the Order.*

QUORUM CALL:

- | | |
|--|---|
| <input type="checkbox"/> Sharon Grassetth (President) | <input type="checkbox"/> Sue Harris (Secretary) |
| <input type="checkbox"/> Nathan Goldberg (Vice President) | <input type="checkbox"/> Kathie Forstrom (Director) |
| <input type="checkbox"/> Dee Doyle (Treasurer) | <input type="checkbox"/> Virginia Ferguson (Director) |
| <input type="checkbox"/> Jeanne Dalton (Treasurer Backup & Director) | |

MINUTES OF PREVIOUS BOARD MEETINGS:

Correction or additions to the draft of the following Edited Minutes for the *Monthly Board Meeting held on June 25, 2024.*

MANAGER REPORTS:

- Office Co-Managers – Deanna Bontrager, Katie Martin
- Grounds Foreman – Don Hiebenthal

COMMITTEE REPORTS:

- | | |
|---|---|
| <input type="checkbox"/> Maintenance/Repair – Virginia Ferguson (Interim) | <input type="checkbox"/> Finance – TBD |
| <input type="checkbox"/> Architectural – Bill Burnside | <input type="checkbox"/> Grounds – Megan Trow/Virginia Ferguson |
| <input type="checkbox"/> Planning & Projects - Sue Harris/Bill Dalton | <input type="checkbox"/> Social – Bonnie Shaughnessy-Smith |
| <input type="checkbox"/> Orientation – Mary Schroeder | <input type="checkbox"/> Newsletter – Aline Autenrieth |
| <input type="checkbox"/> Nominating – Betsy Hughes | <input type="checkbox"/> Documentation - Mary Schroeder |
| <input type="checkbox"/> Emergency Preparedness – Nathan Goldberg | |
| <input type="checkbox"/> Neighborhood Watch – Bernie Sims | |

OLD BUSINESS:

1. Reserve study approval and acceptance
2. Clubhouse internet
3. Update: Office Part-time position

NEW BUSINESS:

1. Neighborhood Night Out, 8/63

CORRESPONDENCE:

GOOD OF THE ORDER:

The next monthly Board meeting will be on **Tuesday, August 27, 2024, at 6:00 pm, in-person only at Clubhouse.**



BATTLECREEK COMMONS

Board of Directors Meeting Minutes

June 25, 2024 – 6:00 pm, Clubhouse

<https://www.battlecreekcommons.com/board-meetings>

WELCOME HOMEOWNERS: Seventeen homeowners attended in-person.

QUORUM CALL: The meeting was called to order at 6:00 pm, with all Board members present.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Sharon Grassest (President) | <input checked="" type="checkbox"/> Sue Harris (Secretary) |
| <input checked="" type="checkbox"/> Nathan Goldberg (Vice President) | <input checked="" type="checkbox"/> Kathie Forstrom (Director) |
| <input checked="" type="checkbox"/> Dee Doyle (Treasurer) | <input checked="" type="checkbox"/> Virginia Ferguson (Director) |
| <input checked="" type="checkbox"/> Jeanne Dalton (Treasurer Backup/Director) | |

MINUTES OF PREVIOUS BOARD MEETING:

The minutes for the May 28, 2024, Board meeting were approved by the Board unanimously.

MANAGER REPORTS:

Office Manager – Deanna Bontrager – Home Sales: No home sales closed in June. The first new purchaser transfer fee check arrived for \$3,650. Outstanding Dues: Owed in back dues: \$1,780.74 is owed in back dues by more than one homeowner. Office Requests: The office is searching for a part-time Office Assistant. The position has been advertised.

Grounds Manager – Don Hiebenthal – Don taking vacation the first week of July. Billy and Bryan will provide coverage all week. Two mowers and our gator are experiencing mechanical issues. The gator is in the shop and repairs are estimated at \$1,600. One mower, also in the shop will cost \$900 to fix. The other mower is one that we often used to mow the berm, and over time has caused the frame to break, and is unfixable. We do need to replace this mower with a commercial mower. A commercial mower called the Rogue would do the job of two mowers. It is built for fine mowing, rough terrain, and hills. This mower is estimated to cost between \$11,700-\$12,700. The purchase of a replacement mower is factored within the reserve study. Sue Harris, **made a motion**, seconded by Nathan Goldberg, **to approve the purchase of new mower for \$12,700 or less**. The motion passed unanimously.

COMMITTEE REPORTS:

Maintenance/Repair – Maintenance: Interim Chair, Virginia Ferguson – Sharon Grassest, **made a motion**, seconded by Kathie Forstrom, **to approve Elbert Stribling as a member of the Maintenance/Repair Committee**. The motion passed unanimously. Virginia gave an update on critical issues around the grounds.

Architectural – Bill Burnside – Bill presented a homeowner architectural proposal. Virginia Ferguson, **made a motion**, seconded by Jeanne Dalton, **to approve the homeowner architectural proposal to expand patio with wrought-iron 4ft. fence as diagrammed in the architectural drawing and request form**. The Committee is working on exterior paint color schemes once consultant has delivered samples for review.

Planning & Projects – Sue Harris – Sue Harris, **made a motion**, seconded by Sharon Grassest, **to approve Shelley McAlpine as a member of the Amenities Sub-Committee**. The motion passed unanimously. Sue gave an update on the pool systems evaluation. The pool technician recommended one filter be replaced very soon. Sue provided an overview of the phased-in recommendations from Emerald pools. Sue Harris, **made a motion**, seconded by Sharon Grassest, **to approve the installation of Phase 1A (1-pool filter) and Phase 3 (chemical auto-panel) in 2024**. The motion passed with 6-yes votes and 1-abstain vote. Sue will submit the Phase 2 quote for the capital improvements (reserves) budget in 2025.

Orientation – Mary Schroeder – One new homeowner was visited in June. No new homeowner visits scheduled for June.

Nominating – Betsy Hughes – Nothing to report for June.

Emergency Preparedness (EP) – Nathan Goldberg – Emergency Cache Update – Committee discussed painting the Cache and is in the process of choosing a color. We are seeking clarification from the City Emergency Manager on what we will receive for the contents of the cache. Neighborhood Watch Committee - Bernie Sims from Neighborhood Watch joined us and updated us on the progress of their committee.

Neighborhood Watch – Sue Harris, **made a motion**, seconded by Nathan Goldberg, **to approve Bernie Sims as Committee Chair of the Neighborhood Watch Committee (NWC). The motion passed unanimously.** ~~Discussion occurred on how the systems work.~~ Bernie stated the committee will research joining the National Neighborhood Watch Association soon. 2025 Budget Request: Committee submitted a preliminary budget request for security equipment and cameras to monitor BCC entrances; small cameras to be placed in walking entry points; and signage. ~~Discussion occurred on how the systems work.~~ Official NWC Budget will be submitted by 07/31/24. Security Consultation: Committee met on Monday, June 24 @ 6pm with a security consultant, Louis Downey, of the Salem/Keizer School District. Discussed many viable ideas, training opportunities, and advice for homeowners. Dee requested a reference check on consultant and further background information. Committee Charter: A Charter DRAFT was submitted for Board Review. Sue Harris, **made a motion**, seconded by Sharon Grasset, **to approve Committee Charter as presented.** The motion passed unanimously. Sharon asked the committee to take on the National Night Out Event and for consultant to do a presentation, if possible.

Finance – Dee Doyle (Interim) – Dee asked for volunteers to join the Finance Committee, and the Committee needs a new Chair. Budget 2025 Planning: Dee asked that committee 2025 Budgets be submitted by July 31, 2024.

Grounds – Megan Trow/Virginia Ferguson – Sharon Grasset, **made a motion**, seconded by Nathan Goldberg, **to approve Lynn Davis as a member of the Grounds Committee.** The motion passed unanimously. Megan talked about the need for a pond water aeration system to handle the algae growth. A temporary cost solution (plant/animal safe chemical application, \$1,000) was discussed for handling the algae in 2024, and budget requests for the short-term and long-term solutions will be submitted to Finance Committee. New signage will be installed on both sides of the pond. Committee continues work on pond maintenance, tree work thinning/trimming, and canary grass removal on Scotch Creek area of campus. A homeowner at 6635 Continental would like to adopt a common area as their own ground's maintenance area. Kathie **Forstrom, made a motion**, seconded by Dee Doyle, **to approve the common area adoption by the homeowner at 6635.** The motion passed unanimously. This request will be filed in the homeowner's business office records.

Social – Bonnie Shaughnessy-Smith – Sharon provided an update on the Sack Lunch Social on June 22. Approximately 25 people attended the event. Nineteen surveys are being analyzed to be shared soon.

Newsletter – Aline Autenrieth – The July 2024 BCC Newsletter has been distributed.

Documentation - Mary Schroeder – The transfer fee language was recently notarized and filed with the county records.

OLD BUSINESS:

- A. **Reserve Study Work Update: Next steps** – Sharon stated that the edits and updates to the BCC Reserve Study DRAFT have been submitted to Accurate Reserves to adjust the report. A final report will be available by end of June. The report will be formally accepted at the July Board meeting.

NEW BUSINESS:

- A. **Office Part-time position** – Please see Office Manager report above.

CORRESPONDENCE:

None.

GOOD OF THE ORDER:

A homeowner shared their research obtained from a lender's perspective on benchmarks used by the industry to make FHA loans in a condo community. The ratio of renters to homeowners must not be more than 10% of the total home units. Another benchmark is how many homeowners are delinquent in paying HOA dues. There should not be more than 15% of homes in a condo community delinquent over a 60-day period. A committee would be needed to explore these options, develop language for attorney review, and have a vote.

Sharon will send out a request for volunteers to join committee work.

One homeowner shared that they have witnessed non-residents swimming in BCC pools without a homeowner present. As a reminder, homeowners must be present at the pool with invited guests.

The meeting adjourned at 7:48 p.m.

The next monthly Board meeting will be held on the 4th Tuesday of the month, **July 24, 2024**, at 6:00 pm. **NOTE LOCATION CHANGE:** The July Board Meeting will be an in-person only meeting. **No Zoom meeting** will be available for this meeting due to clubhouse technical difficulties with internet instability.

OFFICE MANAGERS REPORT

Co-Officer Managers: Deanna Bontrager and Katie Martin

REPORT

Home Sales:

- No home sales closed so far in June. First new purchaser transfer fee check arrived for \$3,650.00.

Outstanding Dues:

- Owed in back dues: \$4,743.28 is owed on seven (7) accounts, \$245.00 was billed in late payments.

Office Updates/Requests:

- Katie has provided 2 weeks' notice given their property is on the market. Her last day will be August 2nd.
- We have received three (3) types of complaints for one residence. The violations are regarding infractions for Visitor Parking, Quiet Time hours, and Pet Waste. Three separate warning letters are being composed.

MAINTENANCE & REPAIR COMMITTEE

Committee Chair: Virginia Ferguson (Interim)

Pavement Project Leads: Rich and Chris Staats

REPORT

Maintenance

- Interim Committee Chair may have a 2-minute report to present at Board Meeting.
- A new committee member may be nominated for the Maintenance Committee.

Pavement Project Updates

- Interim Project Chair may have a 2-minute report to present at Board Meeting.

COMMITTEE PURPOSE

To develop and oversee the complete maintenance of our community from structures to grounds to utility systems. The properly executed maintenance of BCC will maintain (add) to our community's value both economically and physically, creating overall well-being for its residents.

R&RS RELATED TO THIS COMMITTEE

II.G. Exterior Alternations and Maintenance, R&Rs pg. 12

ADDENDUM: Policy for Building and Grounds Maintenance by Homeowners & Residents, R&Rs, pg. 25

COMMITTEE MEMBERS

Rich and Chris Staats (Paving Project Leads), Bill Burnside, Tom Elliott, and Virginia Ferguson (Board Liaison).

ARCHITECTURAL COMMITTEE

Committee Chair: Bill Burnside

REPORT

- No new applications to report on.
- The walk through the community was the best we have seen in the last four years.
- You can tell homeowners are very proud of where we live.

COMMITTEE PURPOSE

Ensure owners comply with the BCC architectural standards as outlined in the Rules & Regulations and Bylaws.

R&RS RELATED TO THIS COMMITTEE

II.G. Exterior Alternations and Maintenance, R&Rs pg. 12
III.B. Notification of Infractions to Office Manager, R&Rs pg. 17

COMMITTEE MEMBERS (UPDATED 11/28/23)

Bill Burnside (Chair), Kathie Forstrom (Board Liaison), Mike Campbell, and John Morgan.

PLANNING & PROJECTS COMMITTEE

Committee Co-Chairs: Bill Dalton/Sue Harris

REPORT

Clubhouse and Pool Areas

- Exterior Paint Color Schemes were received late last week from interior designer, Margaret Oscilia, with Creative Concepts. Members of Architectural and Planning/Projects Committees will meet soon to discuss if the colors are agreeable for BCC's external paint options. One color scheme includes three colors that would complement the existing colors, and an alternate all-new six-color color scheme was provided. The Amenities Committee met on Sunday, July 21st to discuss possible updates for the clubhouse, such as doorknobs, etc.
- BCC Pools will be **closed on Wednesday, July 24** for Emerald Pools contractor to install one new pool filter, and a self-regulating chemical panel. With the new chemical panel, this will require less volunteers on the weekends to test chemicals.
- A 2025 budget/reserve study request for pool repairs has been submitted to Finance Committee.
- Proposal to be considered for a rolling TV stand for the clubhouse. Amazon sells for \$99, see page 10 for image/description.

COMMITTEE PURPOSE

Develop plans/proposals to guide and assist the Board and Finance Committee with maintenance and replacement projects. The committee may have ad-hoc subcommittees such as Amenities as projects arise.


COMMITTEE MEMBERS

To be confirmed:



Bill Dalton (Co-Chair), Bill Burnside, Bob Mason, Gayle Holland, Sue Harris (Co-Chair and Board Liaison).

Amazon Pic – TV Rolling Cart

7:39   

Panels, TV Cart Outdoor TV Stand with Lockable Wheels Max VESA 600x400
500+ bought in past month



 

-33% \$99⁹⁹
List Price: ~~\$149.99~~ ⓘ

Or **\$16.67** /mo (6 mo). [Select from 2 plans](#)

FREE Returns
Exclusive Prime price

How easy is assembly process? Can it accommodate larg

ORIENTATION COMMITTEE

Committee Chair: Mary Schroeder

REPORT

- One new homeowner on Lexington is scheduled in late July, and one to be scheduled in August.

COMMITTEE PURPOSE

Welcome and provide needed information to new homeowners.

R&RS RELATED TO THIS COMMITTEE

VII. Welcoming new residents, R&Rs pg. 23

COMMITTEE MEMBERS (UPDATED 11/28/23)

Mary Schroeder (Chair), Sue Harris, Jeanne Dalton, and Sharon Grassetth (Board Liaison).

NOMINATING COMMITTEE

Committee Chair: Betsy Hughes

REPORT

- Working on three Board positions for term limits that end in November 2024.

COMMITTEE PURPOSE

Find candidates to run for the Board or to fill mid-term vacancies pending approval by the BCC Board.

R&RS RELATED TO THIS COMMITTEE

II.A. Nominating and Election of Board Members, R&Rs pg. 7

COMMITTEE MEMBERS

Betsy Hughes (Chair), Margaret Campbell, Gayle Holland, Terri Currin, Virginia Ferguson.

EMERGENCY PREPAREDNESS COMMITTEE

Committee Chair: Nate Goldberg

REPORT

- **Emergency Cache**

The Emergency Preparedness committee did not meet in July. Our next meeting will be October 1st unless called sooner.

- Committee members are preparing for the Annual National Night Out evening August 6th at the clubhouse, 5:00 to 8:00 PM.
- On July 11th, Mary, Sharon, and Aline attended the City CERT meeting and received information on city updates.

COMMITTEE PURPOSE

Coordinate the development of an "Emergency Response Plan" for formal adoption by the Board; and work with the Board and Owners to implement appropriate preparation steps (e.g., develop and train sub-neighborhood emergency teams'). Work with the Board and local authorities to develop an on-site (or nearby) cache of supplies for BCC.

COMMITTEE MEMBERS

Nate Goldberg (Chair), Lynda Hunt, David Best, Aline Autenrieth, John Lewis, Jeanne Dalton, Bill Dalton, Mary Schroeder, Karna Berry, Gerry Stewart, Chris Stewart, Tom Elliott, Maggie Schlosser, Sharon Grassetth (Board Liaison).

NEIGHBORHOOD WATCH COMMITTEE

Committee Chair: Bernie Sims

REPORT

- The Neighborhood Watch Committee has held bi-weekly meetings to continue to learn from a safety/security consultant/trainer, and this last week, with the Salem Police Community Engagement Officer, Mark Jantz.
- To this end, we held another discussion with our representative from Flock Safety to drill down on the topic of our specific security needs and interests. Accordingly, we have modified our recommendation for security cameras from the "Sparrow" cameras to one "Condor" to be located at the Lexington entrance.
- We plan to contract for training and awaiting a proposal to be presented to Board next month. Trainings for homeowners' and families may include First Aid and CPR.
- We will propose and, upon Board approval, put into place procedures that maximize our ability to keep our community members safe and secure.
- Finally, we expect to grow our committee's membership over the next few months.

COMMITTEE PURPOSE

Develop and manage the annual budget for Battlecreek Commons (BCC).

R&RS RELATED TO THIS COMMITTEE

VI. Investment Objectives and Guidelines, R&Rs pg. 22

COMMITTEE MEMBERS

Bernie Sims (Chair TBD), Nathan Goldberg, Lynda Hunt, Megan Trow, Debi Higgins, Mike Higgins, and Sue Harris (Board Liaison).

FINANCE COMMITTEE

Committee Chair: TBD

REPORT

- Board Liaison may have a 2-minute report to present at Board Meeting.
- Homeowner Mike Stapleton is being nominated and is willing to volunteer to join the Finance Committee. His background includes being the fire chief for a city in Washington and in charge of the finances for the whole system.

COMMITTEE PURPOSE

Develop and manage the annual budget for Battlecreek Commons (BCC).

R&RS RELATED TO THIS COMMITTEE

VI. Investment Objectives and Guidelines, R&Rs pg. 22

COMMITTEE MEMBERS (UPDATED 11/28/23)

Nancy Clark-Edwards, Ruth Hewett, Kathie Forstrom, Virginia Ferguson (Grounds Committee Liaison), and Dee Doyle (Board Liaison, with Jeanne Dalton as a backup).

GROUNDS COMMITTEE

Committee Co-Chairs: Megan Trow, Virginia Ferguson

REPORT

// UPDATES

Canary Reed Grass

- The canary reed grass on Scotch Creek on the west end of our campus was cut by Joe Clark, resident, as a paid project, lowering costs from Ash Creek Restoration workers. The grass causes flooding of BCC grounds due to plugging the stream bed. The cut grass will be sprayed with pollinator-friendly and salmon-friendly designated products by licensed Ash Creek Restoration personnel on 7/18.

Landscape Maintenance/ Pond Area

- On-going weeding needed, including ivy on the south side of the pond. We had the official opening of the pond concurrent with the Sack Lunch 6/22.

Benches

- We need to add a thicker coat of waterproofing to avoid splinters, then place five wood benches.

Watering trees and shrubs

- Thank you to all homeowner volunteers who helped with watering trees and plants, ESPECIALLY DURING THE HEAT DOME.

// NEW PROJECTS

Budget for 2025 due July 31, 2024

Pond maintenance

- If not approved this year, we need an aeration system for the pond to reduce algae.
- Picnic area is cost-effective and a great addition to the west side of the pond.

Major tree work

- Oregon Woodsmen arborists will do thinning and trimming of old growth and newly planted trees for best appearance and growth (best to do 4 X a year); Caudle Tree service for removal may be considered.

Scotch Creek

- Yearly maintenance needed to keep removing canary grass in pond and on Scotch Creek on the west end of our campus; grass causes flooding of BCC grounds due to plugging the stream.

Continued -

Supplies for tree/shrub fertilizing

- Arborist to trim newly planted trees for best appearance and safe growth

COMMITTEE PURPOSE

Ensure the beauty and maintenance of the grounds in the BCC community.

R&RS RELATED TO THIS COMMITTEE

G.12. Landscaping, R&Rs pgs. 14-15, and II.G. Exterior Alternations and Maintenance, R&Rs pg. 12-14.

COMMITTEE MEMBERS (UPDATED 11/28/23)

Megan Trow (Co-Chair), Virginia Ferguson (Co-Chair and Retired Master Gardener), Bruce Schnieber (Master Gardener), Bob Mason, Cindy Herremanns, and Jeanne Dalton (Board Liaison).

SOCIAL COMMITTEE

Committee Chair: Bonnie Shaughnessy-Smith

REPORT

- No report at this time.

COMMITTEE PURPOSE

Plan social events for homeowners.

COMMITTEE MEMBERS (UPDATED 06/05/24)

Bonnie Shaughnessy-Smith (Chair), Marilyn House, Pinkie Reynolds, Rosalind Helber, Vonda Zirbes, Kathy Kaspari, Kathy Miller, and Sharon Grasseeth (Board Liaison).

NEWSLETTER COMMITTEE

Committee Chair: Aline Autenrieth

REPORT

- The August 2024 BCC Newsletter is in progress and will be distributed July 25th.

COMMITTEE PURPOSE

Develop a monthly newsletter to be distributed to all BCC residents.

COMMITTEE MEMBERS (UPDATED 11/28/23)

Aline Autenrieth (Chair), Joan Bechtel, Bob Mason, Dee Doyle (Board Liaison).

DOCUMENTATION COMMITTEE

Committee Chair: Mary Schroeder

REPORT

- Working with Office Manager on changes to the Employee Handbook to include OSHA requirements for Heat Illness Prevention.

COMMITTEE PURPOSE

Develop and maintain BCC documents, including Rules and Regulations, Employee Handbook, Board Procedures, Committee Procedures, and any other documents deemed necessary to provide guidance, promote consistency, and ensure compliance with BCC's governing documents (CC&Rs, Bylaws).

COMMITTEE MEMBERS

Mary Schroeder (Chair) and Margaret Campbell.

APPENDIX A:

REVISED BUDGET Proposal – Flock Security

Date: July 20, 2024

To: BCC Board Members

From: Bernie Sims, Chair, BCC Neighborhood Watch Committee

Subject: Revised Budget request – Acquisition of Flock Safety Security Camera

Attached is the revised proposal from Flock Safety for one Condor Security Camera for installation at the main BCC entrance on Lexington Circle. This request represents a change to the request made exactly a month ago, based on new, more specific information re: the specific camera capabilities involved, comments made by the Salem Police Dept. Community Engagement Officer Mark Jantz, and more detailed review and discussion with the vendor/service provider, Flock Safety.

The new Neighborhood Safety Committee is recommending to the Board that we acquire one Condor camera to be mounted at the Lexington entrance. This camera will provide 24-hour surveillance, with a look-back period of 30 days. This will provide us with video coverage of every person and vehicle that enters. A small number of us will be able to monitor the footage via an on-line portal anytime. If we detect questionable behavior in a particular neighborhood, we can drill down to see what person(s) may be frequenting that area and literally see what is taking place. We can also share footage with law enforcement to be used as evidence if necessary.

This company is well-regarded in the industry and provides solutions to over 5,000 communities. Among their customers are hundreds of school districts and police departments. The installation includes mounting pole, maintenance, hosting, cell service and software updates and analytics. This unit will require AC power and require the services of an electrician to complete the connection. At this point, we expect the location to be near existing power, such as an existing light. The specifics will need to be determined. A separate bid will be obtained to detail that expense.

The cost of the camera is \$3,000 per year and there is a \$750 Implementation fee. Year one would cost \$3,750, and subsequent years \$3,000. There is a 2-year minimum commitment. The first-year cost would be \$1.95 per household per month (based on 160 households), and then \$1.56/month for subsequent years.

We would also like to acquire ten (10) small, battery-powered cameras that we can mount near other walking entrances to the property to augment our coverage. These total \$400.

APPENDIX A:

REVISED BUDGET Proposal – Flock Security

Finally, we would like to acquire Neighborhood Watch signage to post around the property. Specifically, we'd like 3 large aluminum signs and 5 medium signs. The costs are: \$43.40 per Large and \$33.25 for the Medium.

$$\$43.40 \times 3 = \$130.20$$

$$\underline{\$33.25 \times 5 = \$166.25}$$

$$\$296.45$$

We will bring forward the proposal for training services in the next few weeks, so, by the next Board meeting.

Our Committee feels certain we can bring several cost-effective and meaningful solutions to the Board's attention over the next several months. We are bringing this combination of signage and security camera forward now so we can expedite the acquisition process to get these tools in place soon to benefit from their presence. The updated proposal from Flock is attached for your reference. I am happy to respond to any questions. Sue is familiar with the other smaller cameras if you have question re: those.

Thank you.



Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 1823 Lexington Circle Southeast Salem, Oregon 97306

Ship To: 1823 Lexington Circle Southeast Salem, Oregon 97306

Billing Company Name: OR - Battlecreek Commons
Billing Contact Name:
Billing Email Address:
Billing Phone:

Subscription Term: 24 Months
Payment Terms: Net 15
Retention Period: 30 Days
Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$3,000.00
Flock Safety Flock OS			
FlockOS™ - Community	Included	1	Included
Flock Safety Video Products			
Flock Safety Condor™ PTZ w/ LTE Service	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Condor Professional Services - Standard Implementation Fee	\$750.00	1	\$750.00

Subtotal Year 1:	\$3,750.00
Annual Recurring Subtotal:	\$3,000.00
Estimated Tax:	\$0.00
Contract Total:	\$6,750.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$3,750.00
Annual Recurring after Year 1	\$3,000.00
Contract Total	\$6,750.00

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety Condor™	Flock's pan, tilt, zoom (PTZ) or fixed cameras which capture video footage with the option to stream live video, capture and view video recordings, and upload videos.

One-Time Fees	Service Description
Installation on existing infrastructure	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Advanced Implementation Fee	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety Falcon® LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
ESRI Based Map Interface	Map-based interface that consolidates all data streams and the locations of each connected asset, enabling greater situational awareness and a common operating picture.
Real-Time NCIC alerts sent to Shared Agencies	Alert sent to any shared community Law Enforcement agency when a vehicle entered into the NCIC crime database passes by a Flock camera