

2025 Operational Improvements

Cost Reduction/Simplification

- Consolidated and simplified gate/camera systems, cancelled unnecessary subscriptions, reduced gate/camera operating expenses by 70%

Improved Reliability

- Re-ran wiring and cables in conduit, installed surge protection on essential electrical equipment
- Proactively replaced weak link components in gate system
- Scheduled preventive maintenance of gate system and debris clearing of Bayou ravine drainage system

Operational Efficiency + Continuous Improvement

- Modernized HOA accounting system
- Upgraded water usage metering capabilities

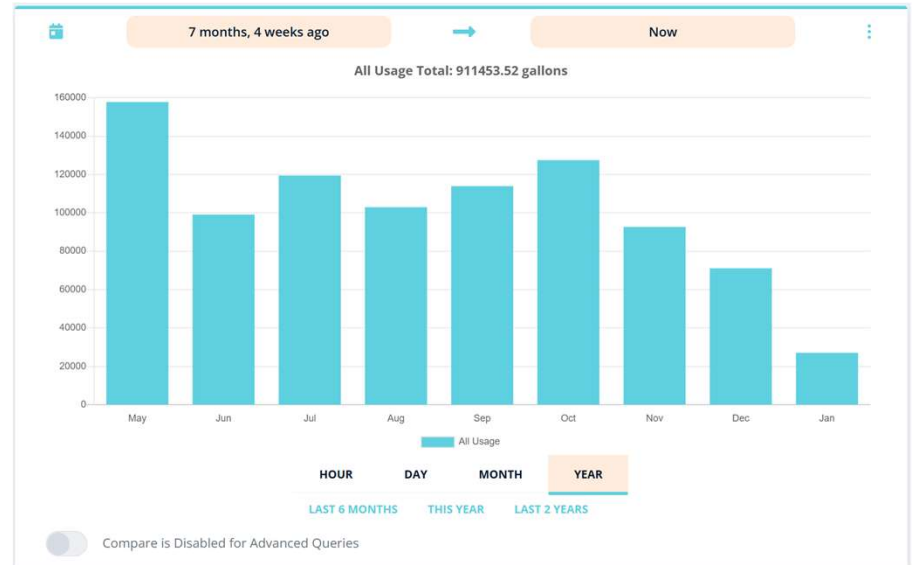
Guardhouse Battery Backup

- Installed 6.7kWh of battery backup capacity with 3kW charger/inverter
- Able to run gates, landscape lighting and security camera system through a 24-hour power outage
- Additional batteries can easily be added to extend run-times



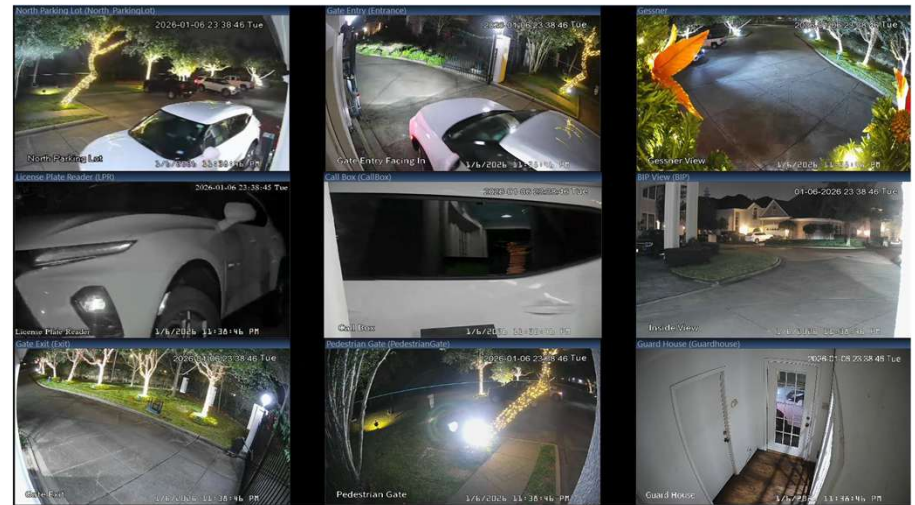
Irrigation Smart Metering

- Installed a magnetic pickup sensor on City water meter in April 2025, able to see real-time water usage, validated to 0.1% accuracy
- Fully converted 100% of BIP common water main users to Rachio controller
- All homeowners with Rachios have agreed to share time-usage data with the HOA
- Since implementing improvements, overall water usage has decreased ~30-40% from baseline (April/May)



Security System Upgrade

- Upgraded security system with 'color night vision' cameras
- Added 3 additional cameras (pedestrian gate, front license plate, inside guardhouse)
- Automatic gate opening via license plate
- Enabled license plate access to UPS/Fedex trucks
- Installed AmazonKey system – Amazon delivery drivers no longer need access codes



Guardhouse/Fence Repair and Repaint

- Stucco reskim and repaint of guardhouse and 10 columns
- Repaint gate and fence

