

**WINFIELD PLACE HOMEOWNERS  
BOARD MEETING  
March 24, 2015 at 4 p.m.**

**President: Wayne Nelson called the meeting to order at 4:00 p.m.**

**Members present: Wayne Nelson, Mike O'Connor, Roger Frick, Tom Maher, Lois Sperl, and Dolores Birach. Members absent are Judy Reiter. Representing Scottsdale Property Connection, LLC: LouAnn Wipperfurth, and Stefanie Scanlon.**

**APPROVE MINTUES-** Wayne Nelson made a motion to approve the minutes from the January 20, 2015 meeting. Motion was passed.

**DELINQUENCY REPORT- LOUANN**

There are no delinquencies to report.

**LANDSCAPE REPORT- LOUANN**

- 1) Most of the trees around the complex have been trimmed over the last 4 weeks. Our goal was to remove all branches hanging over the roofs.
- 2) A question has arisen regarding the frequency of irrigation. We require about 112 minutes of watering each week on our grass.

Because of landscape conditions, we cannot irrigate for the length and depth required all at once, as a result of runoff and waste. Instead, to achieve the recommended levels, we cycle water fewer minutes, but with more frequency. Thus, our total water usage per station falls well below the recommended amounts, which results in saving both water and money.

We are also challenged by watering sun/shade areas with the same valve zone; we do our best to control this. With the cool nights, the daytime shaded areas do not dry out as quickly as the sunny sides.

**MANAGEMENT REPORT – LOUANN**

1. In February, we increased download and upload Internet speed in the clubhouse 5 times over that of the previous speed and replaced the wireless router. This improvement will be noticed when connecting to the network with more reliable service. If you have any issues with the service, please call the office at 480-946-7965 or drop off a note indicating the nature, date and time of the problem.
2. The bulletin board by the clubhouse was replaced, and the board was divided into four sections: Units for Rent, Units for Sale, Services (business card/ad), and Notices from Winfield Place. The board has limited space; therefore, to accommodate everyone, we have established rules. An ad must be no larger than 4 x 6 and must show the date the ad was placed on the board. See instructions on the board for additional rules.
3. A handicap ramp and railing were installed at the front entry of the clubhouse.
4. All of the light bulbs in the lamp posts around the property were changed to LED light bulbs, which give us brighter light, wider range of light, and lower wattage over the 6-year lifetime of the bulbs.
5. Electric usage is down by 17 percent. We have been saving an average of \$350.00 per month since replacing the carport lights and lights around the clubhouse and property with LED light bulbs in May of 2014.

6. Water usage during December, January and February determined our sewer rate. Our water usage was down during this period, resulting in a corresponding reduction in sewer rate to take effect on August 1, 2015. I will report the savings at the September budget meeting.
7. In the middle of February, we increased the size of our recycle containers from 1 and 1/2 yards to 4- and 6-yard containers. The blue recycle containers are located next to the tan-colored trash containers. This change was implemented with no additional cost to Winfield Place.
8. If you are replacing your air conditioner please notify the office so we can have the roof inspected.
9. Management and the Board welcome your input and suggestions. Please stop by the office to share your concerns and suggestions.

**INSURANCE REMINDER:** Wayne Nelson reminded all resident owners to have \$5000 worth of coverage on your unit. The Association will only pay out a claim after the first \$5000 is paid by your insurance, or you.

#### **2015 TREASURER'S REPORT – MIKE**

**The Balance sheet-** We have \$37,000 in cash account. We have \$324,000 in our Capital Reserves account. We have \$251,000 in our Prepaid Dues account. We have a total of \$610,000.

**Operating Results-** We have \$451,200 in Income, which is \$639 under budget.

**Operating Expenses -** We spent \$89,400 in operations, which is \$864 under budget.

**Operating Profit-** Our profit is \$361,700, which is \$225 over budget.

**Capitol Reserves-** We have \$323,500 in our Reserves account. We have nothing budgeted for the account, currently.

**Future Projects-** We have no major projects budgeted for 2015. Roofs will not be recoated until 2018. Future repairs and renovations will be on the water lines, asphalt, and roofs, as needed.

**Prepaid dues total for 2015-** Currently in 2015, 159 owners, or 64% have prepaid their annual dues.

**OLD BUSINESS -** There is no old business.

#### **NEW BUSINESS-**

The next board meeting will be in September, 2015. Exact date and time to be determined.

**ADJOURNMENT –** Motion to adjourn was made by Tom Maher. All members were in favor. Meeting was adjourned at 4:20 p.m.

#### **HOMEOWNERS FORUM-**

John & Sue Cook- 234A, Judy Byram- 134B, Barbara & Brian Parton – 155B, Shirley Foien- 147B, Gary & Linda Shmyr- 117B, Nita O'Connor-237B, Edson & Betty Joyce-261B & 259A, Shirley Burkard- 231A, Larry Mullenix 157A & 158B, Angel Bryan- 220A, Ron & Marge Denofreo- 213B, Patty Anderson & Patti Goyen- 242B, Bev & Gerard Winkle- 131B & 154B, Don Schroeder- 136A, Irene Kadry- 123B, Karen Frick- 239A, Wayne & Rhonda Johnson- 131A, Lee Lavorini- 207A, Roy & Terri Meihofner, Gary & Pat Jordon- 233A, and Warren McCoy- 207B.

#### **Homeowner Comments:**

1. Possible assessment for future new asphalt, and carports replaced.
2. Staining some or all of building walkways to a uniform color/stain.
3. Addressing owners who run ads for less than 30 days.
4. Signage for proper age and height for use of Jacuzzi.
5. Keep weed growth to a minimum.