

WINFIELD PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 27, 2015 4:00 P.M.

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

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

1. CALL TO ORDER

Winfield Place Board member Judy Reiter passed away June 25, 2015. Judy served over 15 years on the Winfield Place board as landscape chairman. Our deepest sympathy goes out to the Reiter family. Her daughter, Cindy Reiter, was appointed to her positions. Cindy has both HOA and property management experience.

The required number of Board members was not available to have the September board meeting. However, the Homeowners Association laws permits Board members to vote via electronic mail, as long as all Board members vote. The following items were approved via email.

Approve the Budget for 2016

Annual Meeting - According to the bylaws, the Annual Meeting is to be held on the first Monday in October of each year at 7:30 p.m. Approve changing the Annual Meeting date to November 17th in order to allow more owners to be present.

The bylaws also call for five (5) to eleven (11) Board members to be present at the Annual Meeting. Approve electing 3 Directors from the A side and 3 Directors from the B side, who will, in turn, select the 7th Director.

Approve appointing Lynn Krupnick, our legal counsel, as Judge of Elections for the Annual Meeting. APPROVE MINUTES - Approve the March 24, 2015 minutes

2. DELINQUENCY REPORT

a. No delinquencies to report.

3. LANDSCAPE REPORT - Winter lawn was seeded the week of Sept 28. Flowering plants have been planted around the complex.

4. MANAGER'S REPORT - LouAnn

HOA Master Insurance – The deductible for water claims will be increased from \$5,000 to \$10,000, effective April 1, 2016. The deductible for all other claims will remain at \$5,000. Please contact your insurance agent regarding this change.

Projects completed since the March Board meeting:

- The laundry rooms were tiled with a plank style tile.
- Drain boxes and shutoff valves on 23 washers were replaced in the laundry rooms.
- Laundry rooms were repainted.
- Clubhouse exterior bathrooms were retiled with the same tile as that used in the laundry rooms and painted.

- Carpet was removed from the pool/computer room and was tiled with the same tile as the laundry room.
- Back and front entrances to the clubhouse were tiled with the same tile as that used in the laundry rooms.
- All second floor landing lights were replaced with new fixtures that use LED bulbs. This gives better lighting on stairs and reduces our electric bill. The entire complex now has LED light bulbs.
- Three bridges were rebuilt with redwood near the fountain close to units 151A,136A and across from unit 163B by the back pool. The bridge flooring was changed from arched to flat making them more handicap accessible.

Termites This summer we treated 7 buildings for termites. To minimize termite infestation, the pest control company recommended that we move sprinkler heads away from the buildings and install a brick border with stones. This project has been completed.

A new glass bulletin board was installed at the back of the clubhouse.

Water Shutoffs - Six new water shutoff valves were installed. This will eliminate the need to shut off the entire complex in the event of water leaks. The Board also approved the purchase of a stock of fittings to anticipate any water leaks on the property. This will ensure rapid response to any water problems in the future. We also have a plumber on call 24/7 to address these issues.

Cable Boxes - New boxes or covers were installed over the exposed wires on our cable connections. If you find any we missed, please call the office.

Flood insurance - Our HOA has to carry flood insurance. By the fall of 2016, we will no longer be necessary due to our effort in getting this area reclassified out of the flood zone. The City of Scottsdale is to process this paper work with Federal Emergency Agency FEMA, which is expected to take a year to complete. We will need to budget for flood insurance in 2016, the premium of which is due in May, 2016. There should be no need for flood insurance in 2017 budget, which will result in a savings of \$28,000 per year.

To get this approval from FEMA the City asked Winfield Place to install a backup drainage area in the alley behind units 160B - 165B which we have completed. A neighborhood meeting was held by the City of Scottsdale on October 22 to discuss the re-zone.

The tentative timeline for the above-described conversion:

- First draft goes to FEMA in Dec 2015.
- FEMA has 90 days to respond with questions from Jan to March 2016.
- City has 30 days to respond back to FEMA - April 2016.
- FEMA then has another 90 days to respond again from May through July 2016.

Water usage - City of Scottsdale determines our sewer rate based on the water usage between Dec 1, 2014 - Feb 28, 2015. Due to our diligence in finding and repairing leaks over past year, we used less water during this period from the prior year. Effective August 1, 2015 our sewer rate has been reduced by \$735.00 per month for a saving of \$3,675.00 for 2015. Our water usage for the last 9 months has been less than 2014 with a cost saving of \$13,047.43 for the first 9 months of this year.

Canal of project - The City of Scottsdale is currently in the process of planning improvements to the multiuse path along the AZ canal between Chaparral Road and Indian Bend Wash. This project will include a desert-colored concrete path, landscape enhancements, connections to the

neighborhoods, pedestrian bridge over the canal at Jackrabbit Road and Silverado Golf Club, and an upgraded pedestrian crossing at Chaparral and McDonald Road.

Design for the pathway was completed in April 2015 and submitted to ADOT for review and approval. The tentative schedule is: Fall of 2015, select contractor, Early 2016, begin construction and construction completed the summer of 2016.

The management welcomes your input and suggestions. Please stop by the office to share these with us.

5. TREASURER'S REPORT - Mike O'Connor

The board has approved the Budget for 2016. There is not an increase in dues for 2016.

Balance Sheet: We have \$316,000, consisting of \$21,000 cash, \$260,000 in Capitol Reserve fund, and \$36,000 in the Pre Paid dues account, currently.

Income and Operating Statement: For the first nine months of this year, income was \$604,000. That is \$4,000 over budget. Our operating expenses are \$470,000. We are \$25,000 over budget. Our operating profit is \$133,600 for nine months.

Capitol Reserves: As of January, 2015 we had \$313,400 in Reserves. We spent \$66,000 on Reserve projects which leaves us with a balance of \$247,200. Totaling \$66,000 for 3 projects including all the laundry room tiling, bathrooms, pool room, front and back walkways of Clubhouse, all the new plumbing in Clubhouse laundry, water control gate, and a flood hydrology expert to document the lack of need for flood insurance. We have also installed many turnoffs throughout the property to prevent all water being turned off during water leaks in the future. Now, only small amounts of buildings will be turned off during water issues instead of the entire property. Roofing projects will start in 2018. New carports and asphalt replacement will be discussed in the future and homeowner input will be welcome.

6. OLD BUSINESS- There is none at this time.

7. NEW BUSINESS-

The annual meeting is scheduled for November 17, 2015 at 4:00pm at the clubhouse. The annual meeting mailing along with absentee ballots was mailed out on Oct 8, 2015. If you did not receive yours please, contact the WP office.

The next regular board meeting scheduled for Tuesday January 12, 2016 at 4:00pm

8. ADJOURNMENT – The meeting was adjourned at 4:30 p.m.

HOMEOWNERS FORUM- Rita Much- 165B, Kay Yost- 141B, Edson & Betty Joyce- 259B & 261B, Nita O'Connor- 237B, Shirley Foien- 147B, Iris Feinstein- 103A, Gerald & Bev Winkle- 131B & 154B, Ed Noble- 219B, Dee Lauinger- 161B, Don Schroeder- 136A, Judy Byram- 134B, Palma Whatcott- 140B.

Homeowners comments

1. Picking fruit too early from trees.
2. Consider new carports.
3. Ongoing gutter repair needed throughout property.
4. Favorable response on laundry room tiling/plumbing.
5. Various sidewalks need repair, staining, etc.