

WINFIELD PLACE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 12, 2016 4:00 P.M.

CALL TO ORDER-Wayne Nelson called meeting at 4:00 p.m.

APPROVE MINUTES - Approve minutes of the October 27, 2015 meeting.

DELINQUENCY REPORT – Lou Ann  
No delinquencies to report.

LANDSCAPE REPORT - LouAnn  
More flowers were added to the 12 planters on November 18, 2015.

MANAGER REPORT - LouAnn

- a) 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.
- b) Annual Dues: If you have not paid your annual dues for 2016, you can still take advantage of your 5 per cent discount by paying on or before January 20, 2016.
- c) Pool Room: Six new pool cues and a bridge were purchased for the clubhouse pool room on November 18, 2015.
- d) Grills: Grills were replaced by Unit 112A and 112B. Please call the office should any issues arise from the use of any of the grills on the property. .
- e) Front Load Washer: The clubhouse front load washer was replaced on December 9, 2015. Please let the office know of any issues with any of the washers or dryers on the property.
- f) Flood Insurance Update: The City of Scottsdale needs to do additional surveys and elevation certificates before submitting the revised Flood Insurance Rate Maps to FEMA for approval to remove Winfield Place from the flood zone. This proposal was scheduled to be present to FEMA in December, 2015, but it is now rescheduled for February of 2016. Canal 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. The City of Scottsdale awarded construction of the canal project to Valley Rain Construction on November 10, 2015. Construction is scheduled to begin during the winter of 2016. For current updates, see [www.scottsdaleaz.gov/construction/az-canal-path](http://www.scottsdaleaz.gov/construction/az-canal-path).
- g) Air Conditioners: If you repair your air conditioner or install a new air conditioner, please contact the office so we can inspect the roof for any damage. Installation of Dishes: If you want to install a Direct TV or any other satellite network hardware, you need to contact the office prior to installation. We need to ensure that 1) the installation will not damage the roof and 2) the cables are long enough to travel the length of and be tucked behind the gutter. Your installer will have to come back if the second requirement is not met. Also, owners will be charged for any repair work resulting from roof damage. Please give us at least 2 days' notice before your installation date. Winfield Place Website: The Winfield Place website has been redesigned. Access this site at [www.winfieldplacehoa.com](http://www.winfieldplacehoa.com). You no longer need a password. If you want a copy of the financials, you will need to email [louann@wpcaz.com](mailto:louann@wpcaz.com).

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- h) New Tree: Judy Reiter, longtime Board member and chair of the Landscape Committee, passed away in June, 2015. A tree will be planted in honor of her many years of service on the Board.
- i) Concerns/Problems/Issues: Please call the office to report any problems, issues or concerns. Please do not wait for a Board meeting to report problems. The management and the Board welcome your input and suggestions.

TREASURER'S REPORT - Mike O'Connor

Balance Sheet 2015: \$254,000. \$5,000 cash, \$249,000 in the Reserves account.

Operating expenses for 2015 are \$582,500. Operating budget was \$580,000 and we went \$2,500 over budget. Income was \$664,400, which is \$6,000 over budget due to no delinquencies.

Operating profit is \$3,632 and we spent \$66,200 on Capitol Reserve Expenses in 2015. There was \$40,000 spent for laundry rooms plumbing, etc. Water shutoff valves throughout the property came to \$23,000.

As of January 2016, there's \$334,500 in Reserves account. We put \$97,700 into the dues account from Prepaid dues.

So far 119 owners paid their dues for the year which totals \$337,000. We have seven months of expenses in the reserve account. That puts us in a very, strong, financial position.

Roofing recoating will start in 2018. This rough estimate will be \$40,000 for approximately five years. Additional water shut off valves will be added for preventative measures. Asphalt conditions will be looked at, as well.

**Dolores Birach**- Summary of the meeting with LouAnn, Tom Maher, Dolores Birach and Steve Kowalski with Kowalski Plumbing on Jan 11, 2016.

The following projects were complete the summer of 2015:

Added 6 new 2" isolation building valves.

Added 3 new 4" mainline valves.

Added 3 new 2" pressure reducers.

Steve recommendations:

- a. Install a mainline valve on the Northeast corner of the property.  
Approximate cost: \$2,500.00.
- b. New 2" isolation valves to be installed at buildings 5, 6, 11, 12, and 14.  
Approximate cost : \$1,600 each (\$8,000)
- c. Replace the 3 backflow valves with the new 3" backflow, concrete pad and steel cage. Approximate cost: \$6,000.
- d. (Suggest budget: \$17,000 to \$20,000) for the above three items
- e. Restock plumbing emergency kit.

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NEW BUSINESS:

2016 Summer projects:

- Plumbing project. Add some additional shut off valves
- Roofs repairs and recoating as needed
- Repair and paint second floor landings .

Next Board meeting will be held on Tuesday, March15, 2016.

ADJOURNMENT – Meeting was adjourned at 4:26 p.m.

HOMEOWNERS FORUM- Shirley Burkard- 231A, Patti Anderson 242B, Joanne Klitzing- 103B, Mary Krukowski 107A, Iris Feinstein- 103A, Dee Lauinger 161B & 263B, Betty & Edson Joyce 261B & 259B, Warren McCoy 207B, Richard & Linda Lindner- 250A, Joann Schroeder 130B, Judy Byram – 134B, Karen Frick- 239A, Bob & Grace Spehr- 148A, Ron & Marge Denofreo- 213B, Don Schroeder – 136A, Susan Dickson- 241B, Norman Cable 241B, Mike O'Connor- 237B, Pat & Gary Jordan -233A, Angel Bryan- 220A, Bev Winkle- 131B & 154B, George & Mary Margaret Carter- 119B, Randy Hernke- 238B, and Van Butler- 210A.

HOMEOWNER CONCERNS AND COMMENTS

Look into adding solar panels, dead plant by clubhouse, roof rats regarding car wiring, more plants on west side of property, love the new grills, parking lot and sidewalks need to be improved, property looks great.