

WINFIELD PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 15, 2016 4:00 P.M.

1. CALL TO ORDER- Wayne Nelson call meeting to order at 4:00 p.m.

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

2. APPROVE MINUTES - Approve minutes of the January 12, 2016 meeting.

3. DELINQUENCY REPORT - Stefanie Scanlon
No delinquencies to report.

4. LANDSCAPE REPORT – Dolores Birach

- a. Added plants to the north patio of Unit 116B and north patio of Unit 141B. Granite area behind the north patio of 141B was expanded.
- b. Added plants by back patio of Units 118 A - 121A and back patio along Units 102A - 105A.
- c. The Board hired a landscape consultant to perform various tasks, including 1) advice on when and how to trim trees and when to prune shrubs, 2) determine what plants/shrubs to be placed in the south corner by Unit 127A and in front of Units 112A-111A.
- d. Landscape consultant advised the Board on February 27th to prune all red lantana on the property to 1 1/2 feet. This was completed on March 1, 2016.

5. MANAGER'S REPORT - Stefanie Scanlon

- 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) 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 for presentation to FEMA in December, 2015, then rescheduled for February of 2016 and now is scheduled for May 2016.
- c) Multiuse Path Project Update: The City of Scottsdale is currently in the process developing the multiuse path along the AZ Canal between Chaparral Road to Indian Bend Wash. The City of Scottsdale awarded construction of the canal project to Valley Rain Construction on November 10, 2015. Construction was originally scheduled to begin during the winter of 2016 and then rescheduled to begin May, 2016, with projected completion by September, 2016. For more current updates, see www.scottsdaleaz.gov/construction/az-canal-path.
- d) Air Conditioners: If your air conditioner needs to be serviced, or you plan to install a new air conditioner, please contact the office so we can inspect the roof after the repair or installation.
- e) Installation of Satellite Dish: If you are planning to install 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 the building tucked well behind the gutter. Your installer will have to come back if the second requirement is not met. Also, owners will be charged for any

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repair work resulting from roof damage. Please give us at least 2 days' notice before your installation date.

- f) Rebate for low-flow toilet replacement: The City of Scottsdale Water Department is offering a \$75.00 rebate if you change to a low-flow toilet. Upon presentation of an original receipt to the Winfield Place office, we will submit your request to Scottsdale Water. It will take about 2 - 3 months before we see the credit on our water bill. As soon as that happens, you will be reimbursed by check. Going from 1.6 to 1.2 does not sound like a big savings, but with 248 owners, we will see an overall difference in our water usage. A person typically flushes five times a day. With an average of two people per unit, 248 units times 5 flushes/day, the average daily saving is around 99.20 gallons. According to familyhandyman.com, the toilet accounts for at least 1/3 of household water. A 1.28 gallon toilet can, therefore, saves 4,000 gallons of water per person a year. Please call or stop by the office if you have any questions.
- g) Dryer vents: As a reminder, if you have a washer and dryer in your unit, the dryer must be vented on the outside in accordance with the City of Scottsdale Fire code. In the event of fire in your unit, your loss will not be covered by our insurance if the cause is determined to be an improperly installed vent. For any questions, please call the office.
- h) We are currently obtaining bids on our roofs and asphalt. A consultant will help with evaluating these bids.
- 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.

6. TREASURER'S REPORT - Mike O'Connor

Balance Sheet – We have \$626,000 in all accounts, \$60,000 in cash account, and \$346,000 in Cap Reserves, and \$220,00 in Prepaid Dues account. We had 159 out of 248 owners prepay dues annually, which totaled \$411,000. More than 2/3 of our owners paid annually for this year. Our Reserve account has 7.5 months of Reserves.

Operating Statement- Our income is \$448,000, the budget was \$429,000, which makes it \$19,000 over budget in income. Operating expenses were budgeted for \$86,300, we spent \$76,000, which is under budget by \$10,300.

That makes our year to date profits \$29,400 over budget YTD Profit.

Capitol Reserve Account/Committee- \$346,500 in that account. Winfield Place has given LouAnn about 10 prospective projects to bid. Tom Maher, Lois Sperl and Dolores Birach are going to assist Mike O'Connor with that.

Currently we are getting bids on roofs and asphalt. Gary Shmyr, 117B, is also assisting with the asphalt bids due to his experience in this area. The other projects will be examined after these are addressed.

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

8. NEW BUSINESS-

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Lynn Krupnik, our HOA attorney, and Adrienne Speas are leaving Ekmark & Ekmark, LLC, to form their own law firm, Krupnik & Speas, PLLC, effective February 12, 2016. They intend to continue providing general counsel to community associations, i.e., legal services other than litigation and collection. The rates will be equal to those we are now paying Ekmark & Ekmark, LLC. Their offices will be located at 3411 N. 5th Ave., Suite 316, Phoenix, AZ 85013.

Wayne Nelson proposed a motion that we continue using Lynn Krupnik as our legal counsel and move our files to Krupnik and Speas, PLLC, on the effective date noted above. Motion was approved.

Roger Frick is resigning from the Winfield Place Board at the March 15th Board meeting. The Board appreciates Roger's many years of service. Gerard Winkle has agreed to take his position effective March 16, 2016.

The next Board (budget) meeting will be held in September 2016.

9. ADJOURNMENT – Wayne Nelson called for adjournment at 4:20 p.m.

10. HOMEOWNERS FORUM- Karen Frick- 239A, Roy & Terri Meihofer- 158A, Shirley Burkard- 231A, Nicole Elsner- 228B, Iris Feinstein – 103A, Linda & Richard Lindner- 250A, John & Susan Cook- 234A, Bob & Pat Schell- 208B, Judy Byram- 134B, Ron & Marge Denofreo- 213B, Gerard & Bev Winkle 131B & 154B, Patty Goyen & Patti Anderson- 242B, Mary & Ray Krukowski- 107A, Sue & Glen Parmalee- 108A, Ron Sanders -204A, Wayne & Rhonda Johnson- 131A, Rita Munch- 165B, Bob & Grace Spehr- 148A, Irene Kadry- 123B, Sheri Smith- 157A, Les & June Huth- 121A, Edson & Betty Joyce 261B, Don Schroeder 136A, Louise & Bruce Ball -257A, Gary & Linda Shmyr- 117B, Angel Bryan- 220A, Raymond & Odette Rivard- 138A, and Jack Armstrong- 111B.

HOMEOWNER'S COMMENTS AND CONCERNS:

Would like to see loose cable on buildings secured, roof tiles are chips and broken tile would like to see these repaired, board said this is on their list, toilet rebate do you need to be an Arizona resident to get the rebate, you do not, noise by pool during school breaks, noise from Clubhouse lots, etc. after a reserved party with open bottle beer, Guard was involve but did not call the police, Management will address this with security company, like the new flooring in laundry rooms, more flowers on property, thanked the owners that put on the Happy Hour and the support from the Board, appreciate the good care of the hot tub and pool area.

Rita Munch, 165B, wanted to say how much she enjoyed her 34 years of living here full time. Winfield Place wishes her much health and happiness in her new location.