

WINFIELD PLACE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 24, 2017 - 4:00 P.M.

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

**Members present: Mike O'Connor, Wayne Nelson, Gerard Winkle, Ray Krukowski, Lois Sperl, and Dolores Birach. Members absent: Tom Maher. Representing Scottsdale Property Connection, LLC: LouAnn Wipperfurth, and Stefanie Scanlon.**

1. APPROVAL OF MINUTES - Wayne Nelson called for a motion to approve the October 25, 2016 board minutes. A **MOTION** was made and passed.
2. DELINQUENCY REPORT - LouAnn- No delinquency as of Dec 31, 2017
3. LANDSCAPE REPORT - Dolores - Landscape Report HOA Meeting January 24, 2017

Friday Jan 15 LouAnn and the landscape committee walked the property with Arborist Ed Grabowski. He made recommendations on what to do with the trees that were browning at the top, adding trees, and when to trim the fruit trees. He also noted the trees that were close to the buildings that may cause damage to foundations and walkways. Ed also recommended we cut back watering the lawn from four times week to twice a week for four minutes at this time of the year.

A **MOTION** was made and passed that no trees will be removed without board approval.

5. MANAGER'S REPORT - LouAnn

**HOA Master Insurance** - On April 1, 2016 the deductible for water claims was changed to \$10,000 with \$5,000 deductible all other claims. Effective April 1, 2017, all claims will have a \$10,000 deductible. Please contact your insurance agent regarding this change.

**Flood insurance** – The HOA carries flood insurance on the complex. FEMA received the re-declination paper work on Dec 9. It's normally an 18 month process from the date that FEMA receives the documentations until the expected approval. It will be April of 2018 (it was Nov 2017) before we have the approval that will take us out of the flood plain. This change will result in a saving of \$30,500 per year.

**New Roofs** The board signed a contract to do a complete tear off and replacement of the roofs on buildings 3, 5, 6 and 10 in May of 2017 at cost of \$155,000.00. This will complete 8 buildings that our roofing consultant rated 3 or less on scale of 1 – 10.

All existing TV dishes and cable wires on buildings 3, 5, 6 and 10 will be remounted on the firewall and all cable wires will be removed from the roofs. For any new dishes installation you must notify the office at least one week in advance to obtain the new installation specifications.

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**Maintenance Staff:** Tom Witkoske has been a WP employee for over 30 years. He has decided to reduce his hours to part time and will be working from 7:00am –11:00am. Board and management want to thank Tom for his many years of dedicated service to WP. WP has hired a second maintenance man, Jerry who also is a part-time employee.

6. TREASURER’S REPORT – Mike O’Connor-

As of January 24,2017 144 owners out of 248 paid annual due of \$400,672.

On January 1, 2016 our Capitol Reserves account had a starting balance of \$249,000. In Jan of 2016 we added \$97,700 to the capital reserves from the prepaid dues. This gave us a balance of \$347,000. We spent \$291,000 from Capitol Reserve accounts in 2016 on the following projects: roof replacement on buildings 9, 12, 5 and 16 for \$168,000.00, phase I of asphalt overlay along the canal and the first two parking area on the B side for \$73,000, and \$35,000 for new washers and dryers. This left a balance on December 31, 2016 of \$55,767 in the capital reserve account and \$2,200 in the checking account.

On January 20, 2017 we added \$157,000 to the Capitol Reserves from prepaid dues giving us a balance of \$213,000.

7. OLD BUSINESS- None

8. NEW BUSINESS

The board is recommending that we complete phase 2, 3 and 4 of the asphalt project in 2017.

Phase 1 – an asphalt overlay along the canal and the first two parking bays on the “B” side was completed in November 2016.

Phase 2 – overlay the parking area along the alley.

Phase 3 - overlay all of the “A” side.

Phase 4 - replace the asphalt in the front entrance.

Total cost for phase 2, 3, and 4 is \$170,000.00. Cost of supplies are lower at this time, and therefore it would be better to complete the rest of entire project at this time.

A **MOTION** was made and passed to levy a \$690.00 per unit special assessment to pay for these improvements. Owners will have two payment options: Pay the full amount \$690.00 by April 1, or make three payments of \$230.00 due on April 1, 2017, June 1, 2017 and August 1, 2017. A late payment of \$20.00 will be applied if payment is not received by the 10<sup>th</sup> of the month.

These minutes will serve as notification to all owners of the assessment and the choices of payment.

The next regular board meeting scheduled for March 21, 2017 at 4:00pm.

9. ADJOURNMENT – A **MOTION** was made and passed to adjourn the meeting at 4:50 p.m.

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10. HOMEOWNERS FORUM – 151A- Linda & Richard Lindner, 249B- Bob Dunn, 108A- Glen & Sue Parmelee, 131B & 154B- Bev Winkle, 211B- Sylvia Harding, 157A- Sheri Smith, 147B- Shirley Foien, 107A Mary Krukowski, 261B- Edson & Betty Joyce, 213B- Ron & Marge Denefreo, 112A- Kathy Lane, 134B- Judy Byram, 210A- Van Butler, 162B- John Campbell, 234A- John & Susan Cook, 123B- Irene Kadry, 117B- Linda & Gary Shmyr, 231A- Shirley Burkard, 252A- Robin Stang, 257A-Louise & Bruce Ball, 16A- Don Schroeder, 107B- John Houtchens, 242B-Patti Anderson & Patti Goyen, 155B- Brian & Barbara Parton, 235A- Henry & Lois Lesser, 250A- John Grayson, 255B- June Nelson, 124B- Roseanne Beyer, 256B-Michael Young, 103A- Iris Feinstein, 228B- Nicole Elsner, 206A- Greg Croisetiere, 219B- Janice & E Noble, 119B- George & Mary Carter, 204A- Ron & Sara Sanders, and 161B & 163B- Dee Lauinger.