

WINFIELD PLACE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 21, 2017 - 4:00 P.M.

1. Member at Large: Ray Krukowski called the meeting to order at 4:00 p.m.

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

2. APPROVAL OF MINUTES - A motion to approve the January 24, 2017 board minutes was approved.

3. DELINQUENCY REPORT - LouAnn Wipperfurth- There is one delinquency of two months totaling \$496.00.

4. LANDSCAPE REPORT - Dolores Birach- All the trees including fruit trees have been trimmed. Shrubs were removed from behind 134B and 135B and replaced with some barrel and pencil cactus. Additional landscaping has been added to the A side.

5. MANAGER'S REPORT - LouAnn Wipperfurth

**HOA Master Insurance** – WP is switching their master policy carrier to Travelers Insurance effective April 8, 2017. The deductible is \$10,000 for all claims. The change in carrier and deductible is a \$4,567.00 saving from the 2016 premium. Our old policy had a \$10,000 deductible for water claims and \$5,000.00 for all other claims. Please call your insurance agent to regarding this change in the deductible.

**Flood insurance** – The HOA carries flood insurance on the complex. The City of Scottsdale submitted a request to FEMA in Dec 2016 to have Winfield Place removed from the flood zone. The City received a response back from FEMA in Feb and the City now has to respond to FEMA. New estimated date to have this approval completed is January of 2018. This change will result in a saving of \$30,500 per year.

**New Roofs** -The board signed a contract with Roofing Consultants of Arizona to replace the roofs on buildings 5, 6, 10 and 13 starting on April 17, 2017. Building 10 will be the first building, followed by 5, 6, and then 13.

On the four buildings that are having the roofs replaced Winfield will re-mount all the TV disks onto the firewall and remove all cable wires from the roofs. For any new dish installation you must notify the office at least one week in advance to obtain the new installation specifications.

**Keys to Units or Vehicle:** With the roof replacement project starting in April and the asphalt project in Sept Winfield Place office needs keys to automobiles left on property. If we have to tow a vehicle it will be at the owner's expense.

**Assessment:** A \$690.00 per unit assessment was passed at the January board meeting. This assessment will be used to overlay the asphalt on the alley and A side and to replace the asphalt in the entrance. Owners 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 10th of the month.

**Rules and Regulations Committee** This Committee is chaired by Irene Kadry, with committee members Ray Krukowksi(board representative) , Judy Byram, Marge Denofreo, Kathy Lane, Richard Lindner and Gary Shmyr.

In Irene’s absence Ray Krukowski read her report. Irene thanked her committee for donating their time. We held 4 meetings, although everyone couldn’t attend every meeting. LouAnn joined us at 2 of these and we thank her for her guidance and input.

We went thru the Rules and Regs. in detail, and in the end we didn’t come up with a lot of major changes. We clarified and condensed where we could.

The biggest change will be in the layout. We thought it made more sense to have all the information that pertains just to homeowners – like governing documents, architectural changes, assessments and so on – in one section. All the general rules that pertain to everyone, including renters, will be in a separate section. There will also be a complex information only section. We hope the condensed version for renters will be more meaningful for them.

The Board approved our recommended changes on March 6 and they are currently being edited.

6. TREASURER’S REPORT - Ray Krukowski read Mike O’Connor report

YTD Budget Analysis thru 2-28-17

- Balance Sheet, Checking \$251,632, Capital Reserves \$208,664. Total \$460,300
- Income of \$491,613, including prepaid dues is over budget by \$1,228
- Operating Expenses of \$ \$86,401 is under budget by \$481
- Operating profit of \$405, 211 is over budget by \$1,609.

-Capital Reserves balance is \$208,664

-Asphalt Assessment Due \$171,120, with work to be completed in September.

-Phase 2 of Roof Replacement scheduled for May at about \$160,000.

-Reserve Contribution Budgeted for \$157,000 for both 2018 and 2019.

-Hopefully, we can hold off Phase 3 of Roof Replacement until 2019 at an estimated cost of about \$178,000, and Phase 4 until 2020 at an estimated cost of about \$188,000.

7. OLD BUSINESS- No old business at this time.

8. NEW BUSINESS -The next board meeting is the budget meeting in September, 2017. No date has been set.

9. ADJOURNMENT – Meeting was adjourned at 4:20 p.m.

10. HOMEOWNERS FORUM – 261B- Edson & Betty Joyce, 231A- Shirley Burkard, 130B- Joanne Schroeder, 136A- Don Schroeder, 264B- Milena Kopic, 213B- Marge & Ron Denofreo, 242B- Patti Goyen & Patti Anderson, 155B- Barbara & Brian Parton, 157A- Sheri Smith, 231B- Jan Muse, 147B- Shirley Foien, 118B- Lynn Kadrmas, 138A- Odette & Raymond Rivard, 233A- Pat & Gary Jordan, 151A- Linda & Richard Lindner, 252A- Robin Stang, 108A- Sue & Glen Parmalee, 103A- Iris Feinstein, 211B- Sylvia Harding, 134B- Judy Byram, and 234A- Sue & John Cook.

Homeowner Comments:

1. Keep watch for violations on patios, towels, etc.
2. Thanks to Jerry Sorrell for extra cleaning of stairwells, bushes, parking lots, etc.
3. Landscape looks great.
4. Bikes will be monitored for regular use in the enclosure.