

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

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

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

2. **APPROVAL OF MINUTES** -A motion to approve the March 21, 2017 meeting minutes, and September 11, 2017 board meeting minutes via email.

3. **DELINQUENCY REPORT** - LouAnn Wipperfurth- There are no delinquencies. All Asphalt Assessments have been paid in full.

4. **LANDSCAPE REPORT** – Stefanie Scanlon- A large pine tree that died this summer, by unit 158B and by the mail boxes, was removed. A large pine tree by the patio behind 137B patio that was leaning toward the building had to be removed.

The green marks on trees where placed there by the City of Scottsdale Water Dept. to show where sewer lines are underground.

The winter lawn was planted during the last week of September. Flowers will be planted around the property the week of October 23, 2017 by Judy Byram and Gerard Winkle.

5. **MANAGER'S REPORT** – Stefanie Scanlon

**Flood Insurance** - Effective January 26, 2018, Winfield Place will no longer be required to carry flood insurance. This will save WP \$32,900.00 per year in premiums. We pay our premium in May of each year. We are asking FEMA for a refund of our premium from Feb – April, which would be around a \$7,500.00. We will let you know the results of this request at the March Board meeting.

**Water Leaks-** We had two water leaks this summer, and both were preventable if owners had only turned off the water to their sink, refrigerator, toilet/s and hot water heater. If you're absent from your unit for more than a week, please turn off your water. Also check all of your valves to make sure they are quarter turn shut-off valves and have a steel ball valve, not plastic. Ask your plumber to make sure they do not use valves from Home Depot or Lowe's because they do not carry valves with steel balls. Plastic ball valves will crack over time and will leak.

**Keys at office** - Currently, several owners have still not deposited keys with the office. WFP must hold keys to all units in case of water/fire emergency. If such emergency occurs and WFP has no access to your unit, we will first call your emergency contact and then call a locksmith to open your unit. You will be charged to get access to your unit. Owners who have not deposited keys will be notified.

**Asphalt Project** - Asphalt on the north (alley) and west driveways was overlaid during the week of October 8. The clubhouse driveway asphalt was replaced on October 17 and 18, and the east driveway was seal coated the week of October 16.

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BOARD OF DIRECTORS MEETING  
October 24, 2017 - 4:00 P.M.

The clubhouse parking lot was raised by 9 inches at the clubhouse to give sufficient slope to the entrance. This will improve drainage and eliminate water from pooling during heavy rainfalls. We also doubled the size of the drainage area at the entrance. Water on asphalt reduces the lifespan of asphalt.

**“No Dogs on Property”** Rule: The term “dogs” refers to a pet. If you see a dog on the property, it must be an ESA (Emotional Support Animal) or Service dog. ESA and Service dogs are not considered “pets” and therefore override this rule. However, owners of these animals are required to have their paperwork on file at the office.

**Laundry rooms** - In July, the East, West and North Laundry Rooms were vandalized. These laundry rooms are now locked by the security guard at 10:00 pm and opened at 5:00 am. The clubhouse laundry remains open 24/7.

**New WP “All Residents Rules and Regulations” and “Owner Rules and Regulations”** booklets are available at the office and will be emailed or mailed to owners with the October minutes. Please keep a copy of the “All Residents Rules and Regulations” in your unit for guests and/or tenants to read.

**Overnight guest or second vehicles** - As a reminder, if you have overnight guests, or if your tenant has a second vehicle, you must have a parking pass from the office. Please have your guest pick up a pass at the office or keep a guest pass in your unit for guests/tenants to use.

**Mail delivery** - The post office will not deliver mail without your name in the box. There is a plastic slot (2 by 3) in your box where you place your name and unit number.

**Lights burned out:** If you notice a stairwell, carport, or entrance light that has burned out, please report this to the office.

**DVD library:** WP has a book library, and we are starting a DVD library. Anyone who wants to donate DVDs, please drop them off at the office.

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

At the September 11, 2017 meeting, done via email the Board approved the Annual Budget for 2018. There will be no dues increase for next year.

Through September 30, 2017, reserves account is just under \$20,000 and asphalt account has a balance of \$162,500. Income for the first nine months, \$651,000, and budget was \$655,000. Operating Expenses were \$396,000, budgeted was \$432,000, so we are under budget by \$43,000, due to excellent management. Capitol Reserves balance as of Dec 31, 2016 was \$55,700.

On January 31, 2017 we added \$157,000 to the reserve account from prepaid dues giving us a total of \$212,000 in reserves as of January 31, 2017.

Since then we have spent \$174,000 to re-roof 4 buildings. That averages \$40,000 -44,000 per roof. We have 8 out of 16 roofs re-done. We spent an additional \$18,000 for other Capitol improvements

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

for pool furniture, patio for the A side and the AC for the Clubhouse office. We started the year with \$212,000 and have spent \$192,000 leaving \$20,000.

In January of 2018 we will add \$150,000 from prepaid dues to our reserve account plus the \$20,000 remaining gives us about \$170,000 in the Capitol reserve.

We hope to avoid roof projects in 2018. In January of 2019, we plan to deposit an additional \$150,000 from prepaid dues into our reserve account totaling \$320,000 for future roofs and projects.

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

**8. NEW BUSINESS** -The Annual board meeting is on November 14, 2017, at 4 p.m.

**9. ADJOURNMENT** – Meeting was adjourned at 4:15 p.m.

**10. HOMEOWNERS FORUM** –Members Present: Shirley Foien-147B, Edson & Betty Joyce-261B & 259B, Bev Winkle-131B & 154B, Don Schroeder-136A, Bob Lyall-155A, Iris Feinstein-103A, Judy Byram-134B, and Linda & Richard Lindner-151A.

Homeowner Comments:

1. Speed bumps in East parking lots are a bit high.
2. Pleased with Asphalt project
3. Would like to have a pin pad lock system on all laundry rooms.
4. Pleased with green lawn.