

WINFIELD PLACE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 23, 2018, 4:00 P.M.

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

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

2. APPROVAL OF MINUTES - A motion was made and passed to approve the October 24, 2017 board minutes.

3. DELINQUENCY REPORT - LouAnn Wipperfurth  
There are no delinquencies as of December 31, 2017.

4. LANDSCAPE REPORT - Stefanie Scanlon

a. Many new plants have been planted throughout the property. If you notice any new plants not getting enough water, etc. please let the office know.

b. A new, landscaped area was created on the front side of building 2, between building 1 & 2. It adds more color, and vegetation to this area.

5. MANAGER'S REPORT – Stefanie Scanlon

a. Flood insurance will no longer be required as of January 26, 2018. We can apply for a refund (of approximately \$7,500.00) for the prepaid premium for Feb – April. To do this all owners on the B side must sign and return the Flood verifications. This form was mailed and emailed to B side owners on Dec 7, 2017. A reminder email and letter were mailed on Dec 28 and again on January 8, 2018. Owners on the “B” side must sign this form to enable Winfield Place to apply for this refund. If just one owner does not sign and return this form, we will not receive a refund on their building. If you have any questions regarding this please call LouAnn cell 602-809-4491.

b. The north, west and clubhouse driveways will be seal coated and rebuild the eastside speed bumps on May 7 – 9, 2018. If you leave a vehicle on property in these areas please make sure the office has keys to your vehicle or your vehicle will be towed at your expense.

c. If you rent one of the Lime bikes, Yellow bikes, etc. When finished with your ride you cannot leave these bikes on property. Return them to the canal entrance or to the bus stop at Miller and Chaparral. If you find one of these bikes on property please report it to the office.

d. “No dogs on property” is still a rule at Winfield Place but, ESA (Emotional Support Animal) and Service dogs are permitted on property and to reside here. The term “dogs” refers to a pet. ESA and Service dogs are not considered “pets” and therefore, override this rule. However, dogs are not allowed to relieve themselves on the property. They must be walked off the property. They are also not permitted to disturb other residents by barking. The owners of these animals are required to have their paperwork on file at office.

e. If you are installing a washer and dryer, tankless hot water heater, installing a new floor in your unit, remodeling your kitchen or bathroom, or installing a TV Dish you must complete an architectural change request form.

- f. If you see anyone on the roof, or putting furniture, mattress/box springs, hot water heaters or construction debris into the dumpsters, please report it to the office.
- g. All the fruit will be removed off the trees on January 26, 2018. The fruit will be left by the east side of the clubhouse for residents to enjoy.
- h. A water line leak was repaired behind 125A unit but water was turned off for only 1 hour due to the shut off valves installed 3 years ago. Due to this plumbing upgrade, Winfield is now able to repair water leaks without turning off water to all of the property.
- i. Winfield Place rules book was updated in April of 2017. Please place a current copy of the Winfield Place Rules book in your unit for your guest, renters and for your reference. Rule books are available at the office or can be mailed or emailed. If you are leasing your unit it is important that your tenant know the rules.

Winfield Place management welcomes your input and suggestions. Please stop by the office to share your ideas with us.

6. TREASURER’S REPORT – Mike O’Connor

This is the report for Dec 31, 2017. The Balance Sheet: We have a total of \$69,000 in our bank accounts. The operating account had a balance of \$32,500 and the Capitol Reserve account was \$36,500.

Our income was \$717,000, our budget was \$715,000. We are over budget on income by \$2,000. Our Operating budget was \$559,500. We spent \$530,500. We are \$29,000 under budget. Those two items puts us at a \$31,000 over budget and an operating profit of \$186,687.

In our Capitol Reserves, ending Dec 31, 2016 we had \$55,700.00. We deposited the prepaid dues in January, 2017 of \$156,000. We had 65% of 248 homeowner’s prepay their dues for the year. In September 2017 we transferred the asphalt assessment of \$144,000 to Capitol Reserves which gave us a total of \$355,700

The six areas we spent out of Capitol Reserves were: Office AC was replaced for \$4600, \$144,000 for the Asphalt on Clubhouse, North and West driveways, \$10,100 on the new bike enclosure on the East side of property, \$4,250 for a concrete patio for “A” side, \$9,200 for new pool furniture, and roofs replaced on Bldgs. 5, 6, 10, and 13, for \$174,000. Total expenses for the year were \$346,000. We ended the year with \$9,600 in our Capital reserves.

In January, 2018, we deposited \$149,600 from the prepaid dues into Capitol Reserves. We also transferred the balance of our asphalt assessment of \$27,000 and operating excess \$32,500 into our Capitol Reserves account. This gives us a current balance of \$218,774 in Capitol Reserves.

We will use \$11,000 in May, 2018 to seal coat the clubhouse, north and west driveways and rebuild eastside speed bump. In 2018 we are focusing on trees, landscaping, and sprinkler systems. In January of 2019 and 2020 we project we will deposit \$150,000 each year from prepaid dues into Capital Reserves. No roofs will be replaced in 2018. We will replace the remaining 8 roofs in 2019 and 2020. By the end of 2020 we will have spent about \$800,000 on our roofs with no additional assessments.

7. OLD BUSINESS – A motion was made and passes to adopt the Winfield Place Rules and Regulations revised in April 2017.

## 8. NEW BUSINESS

1. David Hicks, a new, full time employee, will start on Feb 1, 2018.
2. Ray Krukowski reported on the new bicycles enclosure.

During the November 2017 Annual Meeting there were numerous questions and comments regarding bicycle storage.

### Comments:

- Overcrowding in current Storage Location (as of November and prior to peak season)
- Bicycles in storage not being used (Visitors stored all year)
- Bicycles in storage missing seats, flat tires, etc.
- Not setup for best storage usage (bike rack modified to fit in old configuration for trash disposal)
  - Bicycles too close together
  - Very small amount of room to maneuver bicycles in or out of rack within the storage area
- Bicycle spaces taken by someone else (Owner takes bicycle out for ride and returns to find someone had parked in their space)
- Open bicycle rack has similar problems related to overcrowding (during peak season)
- Bicycles not being used or bicycles not being maintained.
- Bicycles damaged by vehicles trying to park in the open space meant for the bike rack.

### Suggestions/Considerations:

- Increase bicycle storage, as there has been an increase in bicycles by owners, tenants, and visitors/Committee to review.
- Better management of bicycles left unused or just left after the owner leaves/Committee to review.
- Increase storage space by hanging bicycles from the wall or using a stacking system/Problem, some people are not physically able to lift the bicycles and could be a liability issue if someone is hurt trying.
- Once storage space and open rack space are filled the bicycle owners will have to store them inside their unit or unit storage area/Problem, people on second floor may not be physically able to lift their bicycles up the stairs or could be a liability issue if someone is hurt trying.

A committee was formed to review the current setup and provide recommendations.

### Committee Members:

- Ray Krukowski (Board Member); Richard Lindner (Board Member); Patti Anderson, Patti Goyen, and Bill Pominville.

### Recommendations:

- Limit number of bicycles in the current storage (NW corner B Side) in order to maintain order and easy access to their bicycles (14 current available spaces).
- Potential to increase the number of spaces of current storage by replacing the existing bicycle rack with a different style rack.
- Use existing B-side unassigned carports for new enclosure versus A-side reduces cost of building as roof, posts, and electric already exist (20 new spaces). Lack of unassigned carport space on A-side would require a separate new building

- Limit number of bicycles in the current open rack (A Side) in order to maintain order and easy access to their bicycles (9 current available spaces). Review and possible change of bike rack for open area to increase number of slots.
- Add a post in front of open bicycle rack to prevent vehicles from parking and or damaging bicycles.
- Change registration process and tagging to ensure each bicycle is assigned a specific space and tag includes beginning and ending dates for storage.
- Fees to offset purchase of bike racks, structural modifications, and administration.
- Implement a fee structure to prevent people from just leaving their bicycles while not here or an annual fee to allow storage year round.
  - Covered storage area fees: \$100 annually or \$25 per month
  - Open bike rack fees: \$20 annually or \$5 per month
- Cost to build a new enclosure:
  - \$7,600.00 for R panels, support rails and installation
  - \$1,100.00 for the bicycle racks
  - \$731.00 for key lock
  - \$232.00 to add another light

3. The next board meeting is on March 20, 2018.

9. ADJOURNMENT – Wayne Nelson called for Adjournment at 4:24 p.m.

10. HOMEOWNERS FORUM –

Patti Goyen, Patti Anderson- 242B, Linda Lindner- 151A, Mary Krukowski- 107A, Shirley Burkard- 231A, Joanne Klitzing- 103B, Sara Sanders- 204A, Sue & Glen Parmelee- 108A, Bev Winkle- 131B/154B, Deb Gaulding- 102A, Bill Pominville- 233B, Dolores Lauinger- 161B, Mary Byram- 135B, Marge & Ron Denofreo- 213B, Iris Feinstein- 103A, Shirley Fojien- 147B, Judy & Chuck Little- 157A, Louise Clozza & Bruce Ball- 257A, Barb & Brian Parton- 155B, Betty & Edson Joyce- 259B/261B, Linda & Gary Shmyr- 177B, Margorie Lucht- 156A, Terry Hepper- 254B, Don Schroeder- 136B, Marla Gleason- 243B, Irene Kadry- 123B, Gary Grinde- 110A/158B, Lois Sperl- 111A/226A/251B, Lisa & Brett Bond- 102A, and Jan Muse- 231B.

Homeowner's Forum:

Pleased with new bike enclosure and systems,  
 Appreciates power washing of landings being done,  
 Need for a parking mirror by Bldg. 1 entry,  
 Wants a new lemon tree,  
 Free aerobics swim class in Clubhouse pool Mon. and Wed at 9 a.m.,  
 Group email for important events of complex,  
 More lighting needed by new bike enclosure,  
 Pools cloudy at times, and  
 A bathroom by back pool.