

WINFIELD PLACE HOMEOWNERS ASSOCIATION
BOARD MINUTES FROM THE
October 23 ,2018 4:00 P.M.

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

1. Meeting was called to order at 4:10pm by Wayne Nelson

2. HEARING – Unit 227A, Ervin Shpata and Genta Rumano

Mr. Shpata was present on behalf of Unit 227A. Lynn Krupnik, attorney for the Association, was also present for the hearing.

Ms. Krupnik explained the purpose of the hearing was regarding a short-term rental violation, and that the Owners of Unit 227A requested a hearing.

Mr. Shpata presented information as to why he did not believe he should be fined, including submission of a lease for a long-term tenant.

President Wayne asked for a motion. Richard Lindner made the motion that the Board impose the fine, but that it would be suspended if the owner would agree in the future to comply with the minimum 31-day rental requirement. If not, the fine would be reinstated and additional fees and legal proceedings would be imposed pursuant to the Association's enforcement policy. The motion was seconded by Ray Krukowski.

Wayne Nelson called for a vote to approve the motion and it passed.

3. APPROVE MINUTES - The minutes of the March 20, 2018 meeting minutes, and September 18, 2018 board meeting minutes via email were approved.

4. DELINQUENCY REPORT – LouAnn, No delinquencies

5. LANDSCAPE REPORT - Ray Krukowski.

We installed perforated pipes to improve tree watering and fertilizing in selected areas. Our maintenance team will do tree watering manually as opposed to installing automatic meters. This will be reviewed to see if automated meters are needed.

In April we trimmed our trees as needed to maintain healthy trees.

Three trees were removed: one diseased, one dying for lack of water, and one impacting the foundation of a building.

Due to the monsoon storm on August 12th six trees were impacted. The first tree fell on the south side of Bldg. #10; the second tree fell on Bldg. #14; the third tree fell on the south side of Bldg. #13; on the fourth tree the top was twisted off. It was located on the east side of Bldg. #5; a fifth tree planted last fall by Bldg. #10 was broken off but hopefully it can be saved; the sixth tree had a large branch by Bldg. #1 which was hanging over Chaparral Road had to be trimmed off.

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Flowers were planted in 20 pots around the complex on October 9 under the supervision of Judy Bryam.

Winter lawn was planted on October 18 and 19. This is later than usual due to the heat in September and all of the rain we had in early Oct.

6. MANAGEMENT REPORT - LouAnn

Carmel Young has joined the Winfield Place office staff as of June 1, 2018. Her office hours are 9:00am- 1:00pm. There are two part-time employees that are in the office from 1:00pm – 4:00pm.

We repainted the top landings in May. In September we painted the clubhouse, pool room, card room, bathrooms, kitchen and office.

In September we repaired a 4-inch water line break behind by 157A / 158A.

7. TREASURER – Mike O'Connor

Financial report through September 30. We have a healthy balance sheet with \$73,601 in cash and \$208,000 in capital reserves. In our operating account our income was \$656,000. We budgeted \$644,000 so we are \$11,004 over budget. Operating expenses were \$432,700 and our budget was \$422,005 YTD. We spent \$10,300 more than budgeted YTD. The biggest reason we are over budget is our legal cost. We budgeted \$900 YTD and we have already spent \$9,200 as of September 30, 2018. Most of this was spent on short term rentals.

Operating results - We have paid \$37,600 for bills incurred because of the storms and received payment of \$4,300.00. We will be receiving an additional \$23,000.00 from insurance. We have a \$10,000 deductible. The roof on building 14 and the two gazebo repairs have not been completed. By the end of the year should have the total cost for the storm damage as well as an insurance reimbursement.

We ended 2017 with \$9,600 in capital reserves. On January of 2018 we added \$144,000 from prepaid dues, plus we had a surplus from our asphalt assessment of \$27,000. We were under budget on our operating account in 2017 so we transferred \$32,000.00 to reserves giving us a total of \$218,700 in the reserve account.

We spent \$10,900 to seal coat the asphalt and reducing the size of the speed bumps on the east side. As of September 30, 2018 we have \$208,000 in the reserve account. We don't expect to spend any more money from reserves this year.

In January 2019 we will add \$144,000.00 into reserves from dues giving us a total of \$352,000.00. We rebuilt 8 roofs in 2016 and 2017. In 2019 we will rebuild 4 more roofs on buildings 2, 3, 8 and 11. It averages \$3,000 per unit. There are 68 units in those four buildings for an estimated cost of around \$204,000. This leaves us with \$148,000 left going into 2020. We have 56 units in the last four buildings to do in 2021 at an estimated cost of \$168,000. We expect to add about \$140,000 from dues into 2021 which would leave a reserve balance of about \$120,000.

8. OLD BUSINESS - None

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9. NEW BUSINESS

A) Property Damage Report from Monsoon Storm on August 12, 2018 - Ray Krukowski

Storm started around 6:00pm with high winds (59 mph) and driving rain and lasted about 20 minutes.

- LouAnn received a call 6:06 PM from Tom W, to inform her the trees by Unit 157B patio fell down and was lying across the back pool.
 - Summary of Damages
 - When the tree fell on the pool it broke a 2-½ inch water line by 157B back patio. Water was turned off to Buildings 10, 13, and half of building 11.
 - Pool fence, metal umbrella, pool furniture and pool deck was damaged.
 - Debris in pool and spa.
 - Roof tiles and gutters on units 245B – 247B were damaged.
- Additional Property Damages
 - A tree fell on building 14 roof damaging the balcony, roof, and tile on unit 222B.
 - A tree fell behind building 13 back patio (by unit 129B). This tree was leaning on the gazebo behind unit 130B- 131B
 - A large tree branch is down on the east side of Building 5 behind unit 135A back patio.
 - A large tree branch is down on the east side of Building 5 behind unit 135A back patio.
 - A tree panted last fall by the patio behind unit 152B Building 11 was damaged.
 - Part of the carport on parking spot 153B on the east end of Building 10 was damaged.
 - A tree by Building 1 had a large branch leaning over Chaparral Road.
 - Carport damage by Bldg #14 carport, parking spaces 120B – 220B.

An insurance claim was opened for filing the expected costs of the repairs, replacements, and services to correct the damages. An adjustor and a structural engineer were assigned to the claim.

LouAnn, the insurance adjuster and structural engineer conducted a walk-through of the damages and the report was sent to the insurance company for their review and approval

Current status: The repairs to the balcony area of unit 222B building 14, and the gazebo behind unit 130B and behind unit 146B are waiting for the insurance adjustor to provide the initial estimated expenses; then review by the structural engineer; and final agreement before repairs can be scheduled.

B) Violation and Fine schedule - Richard Lindner

The current fine policy for rental violations of less those 31 days is:

- No Courtesy Notice provided
- First Violation Notice – minimum \$250 fine plus agreement from the condo owner that the Winfield Place rental policy will be followed as written
- Second Violation Notice – minimum \$300 fine plus the Winfield Place attorney will be

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Revised to begin legal proceeding to correct the non-conformance

Proposed revised rule on rental violations less than 31 days or not to a single family

- No Courtesy Notice provided
- First Violation Notice – amount being charged as rent, or minimum of \$200 fine per day
- Second Violation Notice – amount being charged as rent, or minimum of \$250 fine per day
- Third and Subsequent Notices – amount being charged as rent, or minimum of \$300 fine per day
- Continuing Violations - amount being charged as rent, or minimum of \$200 fine per day

A motion was made, seconded, and passed to adopt the new fine schedule for rental violations of less than 31 days.

C) Trash and Recycle Ray Krukowski

A review was conducted regarding the costs for trash and recycle pickup. Quotes from the City of Scottsdale (our current vendor); Waste Management, and Republic were requested. Republic stated they no longer would provide special pickup of recycle only material. Bids from the City and Waste Management were reviewed. Contracting with Waste Management will reduce our current expense for this category by \$350 per month.

LouAnn - trash and recycle is same schedule as the City of Scottsdale and that is once a week for both trash and recycle. New containers will be large and will have a side opening.

D) Laundry Rooms - Ray Krukowski

Someone broke into the front load washer in the East Laundry Room on October 18th and the front load washers in the West and North Laundry Rooms on October 21st. Because of this the West, East, and North Laundry Rooms will be locked at 7:00 PM and will reopen at 7:00 AM. Previous hours were to open at 5:00am and lock at 9:00pm. Note that the clubhouse laundry room is open 24/7.

LouAnn ordered new locks for the laundry rooms. We can program these locks when they will lock and unlock. They will also have a key and a digital access pad for keyless entry.

E) Pools Tables – Richard Lindner

I looked into the cost to put new felt on the two pool tables. The average cost is \$300 - \$500. I found four companies in the valley that provide this service. Diamondback Bullard did the tables 9 years ago. They quoted \$425.00 per table to do the table top. If we have the rubber and cushions replaced it would increase the price to \$625.00 per table. The Bullard 2 You quote for felt is \$335.00 per table and they have a five star rating. The color of the felt will be green. Bullard 2 You will complete the work in the next few weeks.

F) Pools - LouAnn

The east pool heater was turned on October 1 and the clubhouse pool heater was turned on October 23, 2018.

G) Bicycle Storage - Ray Krukowski

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As noted last year a review of the Bicycle Storage Fees would be reviewed. The revised fee for the enclosed bike storage sheds will be \$50.00 per year or \$10.00 per month for 2019. Anyone who paid the \$100.00 fee for the enclosures in 2018 and renews for 2019 will not pay a fee in 2019. Fees for the open bicycle rack will remain unchanged.

H) Fountains were turned off after the August 12 storm damage. The fountains will be turned back on October 24, 2018.

10. ADJOURNMENT at 5:05pm

11: HOMEOWNER FORM

The follow comments were made by owners during the business meeting

Bob Stevenson 256A – the sprinkler behind building 8 needs to be adjusted. The grass is not growing in this area. He feels that the landscaper did a poor job of planting the winter lawn this year.

Bob recommended we use reclaimed water to water the lawn and asked if we have a separate meter for irrigation and for drinking water.

LouAnn responded - the complex is on a loop system and we do not have a separate meter for irrigation water. Sewer rate is determined by the average amount of water used in Dec, Jan and Feb. The new rate goes into effect on July 1 and is in effect for 12 months.

Bob asked if Dec – Feb is highest rate. LouAnn responded those months are not the highest. Please stop by the office and you can review our water usage.

Bob Stevenson unit 256A reported that the parcel box 2 on the mail box by the north laundry the key was broken off in the lock. He said he stopped at the post office to report this and they told him the HOA is responsible for these repairs.

Bob also reported that sewer gas coming from the manhole cover behind building 8. 2018.

Comments during the homeowner form:

Iris Feinstein 103A suggested we install direction sprinklers to reduce the amount of water being sprinkled on the sidewalk

Homeowners present: 107A Ray and Mary Krukowski 240B Sandra Kaiser, 237B Mike O'Connor, 205A Connie Skundrich, 103A Iris Feinstein, 118B Linda Lindner, 134B Judy Byram, 256A Robert and Pat Stevenson, 144A Angela Wipperfurth, 136A Don Schroeder, 111A Lois Sperl, `58B Gary Grinde