

WINFIELD PLACE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

January 22, 2019 4:00 P.M.

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

1. CALL THE MEETING TO ORDER – Gerard Winkle
2. APPROVE MINUTES - A motion was made and passed to approve the minutes of the October 23, 2018 board meeting.
3. DELINQUENCY REPORT – LouAnn No delinquencies as of Dec 31, 2018
4. LANDSCAPE REPORT - Ray Krukowski.

In 2018 "Perf Pipes" were installed throughout the complex to improve deep fertilizing and watering of the evergreen trees. Since installation many of the trees which were distressed have come back to life and are looking healthier. 2019 enhancements to the perf pipes will be to install battery powered automatic timers for watering in order to reduce the workload required for this task by the maintenance crew.

Paver stones were expanded around the back patios of many units to reduce the amount of stones going onto the patios and grass and to provide a cleaner look to the walkways. This also helped in reducing some maintenance time. In addition, the bushes at the south end of Building 12 were removed and replaced with cactus and succulent plants. Some of the grass area was replaced with stones. The change opened up the area and shows a more southwest landscape with plants indigenous to this area. This will also support the efforts to reduce the amount of watering needed for the landscape in our complex.

5. MANAGEMENT REPORT - LouAnn

Dryer vents: If you are installing or have a washer and dryer in your unit your dryer must be vented to the outside. It cannot be vented through the roof or into the ceiling. The Scottsdale Fire code does not allow a dryer to be vented into your unit. In the event of fire in your unit your loss will not be covered by Winfield Place insurance if the cause is determined to be an improperly installed vent. For any questions, please call the office.

Remodeling your unit: If you are remodeling your unit you must complete an architectural change request form. This form is available on the website [www.winfieldplacehoa.com](http://www.winfieldplacehoa.com). No construction material can be placed in Winfield Place trash containers.

Trash and recycle: Effective December 26, 2018 Waste Management is our new service provider for trash and recycle. The new trash containers are larger and have side openings. No plastic bags are allowed in the recycle containers. If you bring your recycle material in a plastic bag empty the contents into the recycle container and place the plastic bag in the trash containers. Only clean cardboard is allowed. No pizza boxes. If a recycle container has dirty cardboard or plastic bags Waste Management will fine Winfield Place \$40 per contaminated container. Switching to Waste Management is saving Winfield Place \$350 per month. This savings will be quickly lost if we incur

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many Waste Management charges of \$40 per contaminated container. If owners/tenants do not abide by the recycle rules the recycle containers will be removed.

Office phone and fax lines were switched from Century Link to Cox on December 12, 2018 saving Winfield Place \$100 per month.

Short Term Rentals – Rentals must be 31 days or longer. There is a \$200 per day fine if you are found renting for less than 31 days.

If you see an issue or problem or if you have a question please call the office at 480-946-7965 or call LouAnn's cell at 602-809-4491. You can also email LouAnn at [louann@wpcaz.com](mailto:louann@wpcaz.com) or email the office at [winfieldoffice@gmail.com](mailto:winfieldoffice@gmail.com).

Office hours are 9:00am – Noon and 1:00pm – 4:00pm on week days. The office is not open on weekends or holidays. Do not wait for a board meeting to report issues or if you have questions.

6. TREASURER'S REPORT – Mike O'Connor

This report is for the full year ending December 31, 2018. We have \$208,000 on hand with \$8,000 in cash and \$201,000 in capital reserves. Operating report verses budget: Income was \$727,300 which is \$21,900 over budget. This is due to having no delinquencies and \$10,000 income from the sale of units.

**Operating Expenses** were \$566,000 which was \$10,000 over budget. We ended up with an operating profit of \$161,300 which is \$11,700 over budget. If your numbers on the financials are different than what I'm reporting it is because I backed out the August 12, 2018 storm related cost. We are fully covered by insurance except for our \$10,000 deductible. We have received \$41,100 in insurance payments and paid out \$47,800. We still have to repair the roof and balcony on Building 14, unit 222B which is planned for completion in April.

**Capital Reserves:** On December 31, 2017 we had \$9,600 on hand. We added \$149,600 from pre-paid dues, \$157 from interest, \$27,000 from unused funds from the asphalt assessment account and we also transferred \$32,600 from excess funds in the operating account. We started 2018 with \$219,000 and spent \$15,250. \$4,300 was paid for perf pipes for deep watering the trees and \$10,950 for seal coating the parking lot. In January 2019 we will add \$144,267 from our pre-paid dues and will have a reserve balance of \$348,000.

**Expenses for 2019:** We plan to spend \$12,000 on automating the watering of the trees. This year we plan to replace 4 more roofs on 68 units. So far, we have replaced 8 roofs on a total of 124 units for a total cost of \$342,000. Replacement cost is around \$3,000 per unit. This year we have budgeted to replace the roofs on buildings 3, 8, 11 and 2. That leaves buildings 1,4, 7 and 14 in 2020.

7. OLD BUSINESS –LouAnn

At the October 23rd board meeting an owner reported two keys were broken off in two parcel boxes by the north laundry room. Management reported this to the post office on October 24, 2018 and the boxes were repaired on October 25, 2018. The post office checked all other parcel boxes. Let the office know if you find any more boxes that need to be repaired. Owners are responsible for their mail boxes.

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Pool Tables - New felt was installed on both pool tables on October 30, 2018

Laundry Rooms – Timed, pin pad door locks were installed in the entrance doors for the east, west and north laundry rooms in November.

Bicycle Storage - We have two enclosed bike storage units on the B side (one is next to the canal on the east end of building 11 and a second in the NE corner next to building 10) of the property. There are 20 parking spots in the canal bike storage and all spots have been reserved at this time. There are 14 parking spots in the NE corner bike enclosure and all spots are available at this time. The new fee is \$50 per year or \$10 per month for 2019. Anyone who paid the \$100 fee for the enclosed bike storage in 2018 and renews for 2019 will not have to pay the fee in 2019. Fees for the open bicycle rack will remain unchanged.

Fruit Trees: On January 31, 2019 all of the fruit will be removed from the fruit trees and placed by the east side of the clubhouse. Feel free to pick some up.

8. NEW BUSINESS

Laundry rooms: The laundry rooms have been vandalized five times in the last four months. The most recent break in was on January 11 when coin boxes on three machines in the clubhouse laundry room were vandalized. Effective January 23, 2019 the East, West and North laundry rooms will be locked 24/7. You will need an access code to use these laundry rooms. Laundry room hours are: 7:00am – 9:00pm and the codes will only work during these hours. To obtain an access code from the office owners must bring their driver license to provide identification. Tenants must bring a copy of their lease and their driver license. Do not share your access code or open the laundry room door for anyone. Do not prop open the laundry room door. The clubhouse laundry room will be open from 7:00am – 11:00pm and cannot be accessed any other time. You do not need an access code for the clubhouse laundry.

Security Update – Richard Lindner

- Gerard, Ray and Richard visited the Maya complex to learn what security methods and experience a “typical” nearby community uses. We are evaluating using a number of the concepts they used including fencing, security cameras, key code systems and signage.
- We are working with Gove Security and Blue Globe Security on possible camera solutions for all the laundry rooms. We want this to be an “open architect” plan so we can add other areas such as waste/recycle containers and alleyways going forward.
- All laundry rooms will be key code locked beginning January 23, 2019 with individual codes provided to all residents.
- The Clubhouse laundry will be locked overnight.
- We are exploring possibly locking the pool access gates and need to decide the method to use – keys locks – card access – other?
- We are evaluating installing new security signs displaying the “Video Surveillance” – “No Trespassing” – and others.

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- For the short term we are evaluating installing fencing east of the small pool to replace the old fence that was removed several years ago. It has been brought to our attention that people outside the complex are entering the complex and using the pools.

Next board meeting is March 19, 2019

### 9. ADJOURNMENT 4:45pm

### 10. HOMEOWNERS FORUM

#### Homeowners comments:

- Impressed with the landscape
- Judy Little will offer water aerobics classes on Monday and Wednesday starting January 28 from 9:00am-10:00am at the clubhouse pool. Bring your noodles and water wings.
- Would like the board to use a handheld mike to allow residents in the rear of the room to hear what is being said.
- Likes the idea of more cameras and more lights with motion sensors.
- The bee problem we have in building 12. Has that problem been taken care of? LouAnn's response: In the NE corner and the stairwell by unit 139B we removed the tiles, cut a hole in the roof, removed a large beehive, sealed the area, replaced the tile and repaired the roof. We feel we have the problem resolved.
- Fires are a concern: If there was a fire in the unit next to me and it was caused by a dryer improperly vented then the homeowner insurance would not cover this. Would my unit be covered? Gerard recommended that you call your insurance agent.
- Parking spot – Is there some way to come up with a numbering system other than my unit number for the parking spots?
- Key to cars – Are the keys in the office locked? LouAnn-- Keys are in a locked case in the office. The office is locked at all times.
- Like the new trash enclosures. They are clean and reachable
- Thanked the board for working on the security issues. I would like to see the guard gone and the money spent on other measures.
- Things look very good but there are some areas where the lawn quality could be improved.
- The plants in the two flower beds behind building 10 have died.
- When they are trimming the fruit trees this spring can they trim branches off the top and not off the bottom?
- Concerned about what is being placed in the recycle containers. I have found plastic bags, even a speaker system. We need to find out who is doing this in the container by building 14.
- Why fence off some area when you can walk onto the property from the hotel next door?
- Drivers are using the alley as a short cut to by pass Scottsdale /Chaparral intersection. There also going the wrong way down the alley and speeding through our property. Response - Management will contact the police to see if they would patrol NE corner and try to stop some of the violators.
- Would like to see some red lines under the rules at the pool.
- I would give the buildings and grounds an A rating. I'm very proud of this place.

Homeowners attending the meeting: 103B Joanne Klitzing, 147B Shirley Foen, 157A Chuck and Judy Little, 140B Palma Whatcott, 131B Bev Winkle, 118B Linda Lindner, 107A Mary Kurkowski,

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231A Shriley Burkard, 155B Brain and Barbara Parton, 104A Kathryn and Terence Kilroy, 158A Roy Mehoffer, 112A Glen & Sue Parmeloe, 136A Don Schroeder, 213B Ron and Margie Denofreo, 109B Brad Jankowski, 119B George and Mary Margaret Carter, 134B Judy Byram, 207B Warren McCoy, 231B Jan Muse, 243B Marla Gleason, 242B Patti Goyen, 220A Maureen Peterson, 123B Irene Kadry, 229A Kathy Johnson, 121A June Huth, 130B Joann Schroeder, 158B Gary Grinde, 111A Lois Sperl