

WINFIELD PLACE HOMEOWNERS ASSOCIATION
Minutes to the October 22, 2019

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

1. Meeting was called to order at 1:30pm by Gerard Winkle
2. APPROVE MINUTES - A motion was made to approve the minutes of the March 19, 2019 meeting and September 18, 2019 board meeting minutes via email. The motion was passed.
4. DELINQUENCY REPORT – LouAnn, No delinquencies
5. LANDSCAPE REPORT - Ray Krukowski.

Below are the action items and current status of projects:

Action Items:

- Ray reviewed the 2020 Landscape Plan
- Removal of a tree on West Side of Building #15 – Scheduled to be completed by October
- Additional irrigation maintenance and planting of plants and trees on north side of Building #8 – Scheduled to be completed by November
- Four new Live Oak trees to be planted in front of patio areas for buildings #1, #12, #15, and #16 and one medium size tree in front of building #2 – Scheduled to be completed by November
- Fall landscaping improvement throughout the complex, replacing dead plants, adding plants in open areas, and adding several Pigmy Palm trees – Scheduled to be completed by November

A motion was made and seconded to approve the Long Term Landscape Plan. Long term Landscape Plan is available on the Winfield Place website www.winfieldplacehoa.com.

Robert Stevenson commented he wants to see the area behind building 8 that was converted to granite in April 2019 converted back to grass. He wants owners to be notified and involved when area like that are converted to desert landscape.

Completed Items:

- Landscape project at south end of Bldg. # 12
- Walk-through with arborist (Ed Grabowski of Mr. Greene Genes) to determine required tree maintenance and trees to be removed for 2019
- Fruit trees to be trimmed and pruned as needed. (Note: Lemon and Orange trees by west end of Bldg. #11 need to have 2' trimmed of top)
- Plant Pigmy Palm tree by Bldg. #10 to replace tree lost due to storm
- Review plans and quotes from contractors for installing battery operated meters for deep tree watering in perf pipes
- All other trees to be trimmed and pruned as needed. (Note: Branches touching or near the rooftops must be trimmed to prevent roof-rats)
- Pine tree by front of Clubhouse (west of entrance) and Pine tree at south end of Bldg. #2 to be removed due to disease
- Tree Inventory and layout map by location and species

WINFIELD PLACE HOMEOWNERS ASSOCIATION

Minutes to the October 22, 2019

- Install watering lines for deep tree watering in perf pipes.
- Determine type of tree/bush to replace lost tree in front of clubhouse (Pigmy Palm)
- Review with Landscaper improvements in the appearance of the lawns (too many bare spots/weeds)
- Review with Landscaper options to improve drainage issues in back of Bldgs. #8 and provide quotes
- Landscape improvements for drainage issues in back of Bldgs. #8
- Landscape Committee to review 2020 plan and provide cost estimates for budget purposes
- Winter lawn planting

6. MANAGEMENT REPORT - LouAnn

Recycling – Residents did not adhere to recycle rules and WP was being fined \$40 per contaminated container. On July 15, 2019 recycling was discontinued

Sidewalks: Due to a drainage issue the sidewalk in front of 161B was replaced in September. A new walkway was installed on the north end of Building 13 by unit 132B and makes this building handicap accessible. All buildings are now handicap accessible.

Repair to 219B ceiling In April while the roof was being re-done on building 14 a construction workers foot went through the ceiling of unit 219B. Repairs were made to owner ceiling within one week of incident being reported.

Monsoon storm –We had no monsoon storm damage in 2019. The August 12, 2018 monsoon storm damage claim where we lost four trees, with one falling on the east pool, another hit the Ramada by unit 132B and a third hitting building 14 unit 222B has been closed. We received out final insurance payments on October 9, 2019. The cost to the association was our \$10,000 deductible

Dues for 2020 – There is no dues increase for 2020. A letter will be mailed to all owners this week with the monthly dues and the annual dues minus a 5 per cent discount if you pay your dues by January 10, 2020.

Umbrella and Lounge Chairs: In September we replaced the metal umbrella at the east pool that was damaged in the August 12, 2018 monsoon storm. We had 23 lounge chairs that had to be re-strapped because the straps were burned by the sun because of body oil and sun tan oil on the chairs. Placing a towel on the lounge chairs would have prevented this damage. The cost to the HOA was over \$3,000 to replace the straps.

Pool Safety – please remind your guests that there is no running on the pool deck or jumping into the water and NO food is allowed in the pool area.

Pools we started heating the east pool on October 10 and the clubhouse house pool will be heated starting in early November. Cost to heat both pools is approximately \$100 per day.

Disposal of large items: Do not leave appliances, sofa, chairs, mattresses or hot water heaters by the trash enclosures. We now have a service provider that will pick up these items for a cost of \$30 per item. Call the office at 480-946-7965 to get instructions. No item will be picked up until the office receives your check.

WINFIELD PLACE HOMEOWNERS ASSOCIATION
Minutes to the October 22, 2019

7. TREASURER – Mike O'Connor

Report as of September 30, 2019. The monsoon storm on August 12, 2018 cost over \$88,000.00 and we received our final insurance payment on October 7, 2019. A more detail report on the accounting of the storm damage will be reported at the Annual Meeting on November 12, 2019

Our income for the first 9 months was \$665,000 and that's \$21,800 over budget. Operating expenses are \$441,000, and is \$18,000 over budget. That leaves us with \$3,800 over budget. On January 1, 2019 the capital reserve account had a beginning balance of \$200,000. We added \$144,000 to reserve account in January from the pre-paid dues giving us a reserve balance of \$348,000.

We did five minor projects for a total of \$25,000. In April – May we re-build the roofs (tore off the roof down to the deck) on building 14, 11, 8 and 3 for a total of \$238,000 leaving us with a balance in reserve account of \$84,000. We have four roofs left to redo buildings 1, 2, 4 and 7. We will re-build the roofs on two buildings in 2020 at a cost around \$96,000 and the last two buildings in 2021.

We will start 2020 with around \$84,000 in our reserves. In January we will add \$140,000 from our pre-paid dues giving us a balance of \$224,000. After doing two roofs in 2020 at \$100,000 we will end 2020 with a balance of \$124,000. In 2021 we will add \$130,000 to reserves and we will spend \$100,000 to redo the last two roofs and we project \$154,000 in our reserve account when all roofs are completed.

Two large projects we are looking at are re-tiling of the 16 buildings and the clubhouse and painting. Each of these projects will cost over \$200,000. Any assessment over \$170,000 would require a vote of the homeowners.

8. OLD BUSINESS - None

9. NEW BUSINESS

Annual Meeting The annual meeting is on November 12, 2019 at 4pm. The ballots, minutes to the 2018 meeting, notice of the annual meeting and a bio of the candidates for the board, were mailed on October 4, 2019. If you didn't receive this mailing please call the office at 480-946-7965. Ballots must be mailed, faxed, or emailed back to Winfield Place attorney's office Krupnik and Speas, LLC by November 11, 2019 by 4:00pm.

Statements - Senate bill 1351- that goes into effective on Jan 1 2020, requires HOA'S to mail or electronically (email) monthly assessment statements to all owners. We're converting to new accounting software in January that will allow us to produce statements. In early November you received a letter asking if you wanted to receive a mailed or emailed copy of your statement. You also have an option to not receive a statement if you have a credit or zero balance. Please mail or email or fax this consent form back to the Winfield Place office by December 1.

10. ADJOURNMENT at 2:10pm

11: HOMEOWNER FORM

103A Iris Feinstein, 107A Mary Krukowski, 131B/154B Bev Winkle, 207B Warren McCoy, 155A Bob and Sandra Lyall, 255A Linda Garnet, 118B Linda Lindner, 256B Bob and Patty Stevenson, 151A Sheri Smith, 136A Don Schroeder, 134A Judy Byram, 261B/259B Edson and Betty Joyce, 227A Joseph and Rachel Williams, 146A Palma Whatcott and 158A Roy Mehofer

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