

WINFIELD PLACE HOMEOWNERS ASSOCIATION
Minutes to January 21, 2020 Board Meeting

Board Members Present: Gerard Winkle, Mike O'Connor, Tom Maher, Ray Krukowski and Gary Grinde, Wayne Nelson and Dolores Birach. Representing Scottsdale Property Connection, LLC: LouAnn Wipperfurth, and Carmel Young

1. Meeting called to order by Gerard Winkle at 4:00pm.
2. A motion was made and passed to keep the same officers for 2020 as 2019. Gerard Winkle – President. Wayne Nelson as Vice President, Mike O'Connor as Treasurer and Tom Maher as Secretary.
3. A motion was made and passed to approve the minutes of the October 22, 2019 meeting minutes,
4. DELINQUENCY REPORT – LouAnn,
One delinquent owner as of Dec of 31, 2019 due to mail delivery. This owner is current as of January 3, 2020.
5. LANDSCAPE REPORT - Ray Krukowski.

During 2019 the following major activities occurred.

1. Twelve (12) trees were removed. This was due to either disease, storm damage, or potential damage to property and people.
2. Eleven (11) trees were planted to replace trees removed.
3. Over 150 plants/bushes were removed because they died or had overgrown with age.
4. Over 250 plants and bushes were planted to replace those removed and to provide additional color and substance to the property.

One major project was completed on the North side of Building 8. This project was done to reduce the amount of water accumulating after rainfalls against the buildings, and to eliminate problems with grass growing due to rain and shade. The area was converted to desert landscape and included changing the pitch of the landscape to direct water away from the building and by changing the rain gutters and discharges.

Current plans for 2020 include planting of additional trees in conjunction with the Long Term Landscape Plan.

6. MANAGEMENT REPORT - LouAnn

Recycling – Winfield Place does not offer recycle but the City of Scottsdale has a recycling center located at Scottsdale Financial Services Building 7447 E. Indian School Road (Southwest corner of Indian School Rd and N 75th St.)

Recycling material include: aluminum tin cans, clean cardboard boxes (no pizza boxes), glass cleaned and washed out, paper, plastic bottles clean and washed out. Recycle material that is not allowed is plastic bags and Styrofoam. Hours of operations are Monday – Friday from 8am – 4 pm. Recycle information is also posted on the clubhouse bulletin board.

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Disposal of Larger Items - Do not place furniture, mattresses or hot water heaters by or in the trash enclosures. Waste Management our solid waste provider will pick up these items for a cost of \$30 per item. Please call the Winfield Place Office to get more information.

Maintenance Staff – Tom Witkoske was admitted to the hospital on January 5 with a blocked carotid artery. He had surgery on January 13 and is back to work as of January 22, 2020. David Hicks, was having heart issues and had two stents put in on January 10 and came back to work on January 21, 2020.

Professional Pool Service – With the recent issues of the clubhouse pool Winfield Place has hired BLK Pool Service to manage our two pools and spa. They will be on site on Monday, Wednesday and Friday. David Hicks. our full-time maintenance man will be overseeing the pools on Tuesday, Thursday, Saturday and Sunday. An automated chlorine release system was installed on the clubhouse pool on January 13, 2020.

Fruit from Trees – Please pick the fruit from the trees. A picking pole can be found next to the outside bathrooms by the clubhouse. We will remove the fruit from the trees on January 30. Harvested fruit will be available at the clubhouse.

Winfield Place Office Hours - Monday - Friday from 9 – 4, the office is closed from noon – 1. Phone number is 480-946-7965 and email address winfieldoffice@gmail.com If you don't receive an answer to your questions within one business day please call Louann cell phone 602-809-4491 or email LouAnn at louannw@mindspring.com

Please bring any questions or concerns to the office or email.

7. TREASURER – Mike O'Connor

Treasurer's Report - Operating account as of Dec 31 2019 has a balance of \$23,000. We had \$91,000 in the Reserve Account for a total of \$114,000. Income for 2019 was \$721,000, budget was \$705,000, \$16,000 over budget on our income. Our expenses were \$4,000 over budget leaving a net of \$164,000, \$12,000 over budget.

Capital Reserves - At the end of 2018 the balance was \$200,481. We added \$144,300 to Reserves in January 2019 and then another \$3,200 from the Operating Fund of excess funds. We started 2019 with \$348,000. We received \$445,000.00 in Pre-Paid Dues, about 2/3 of our home owners paid in advance.

Capital Expenses - During 2019 was \$256,000, consisting of \$238,000 for rebuilding four more roofs. We now have 12 out of the 16 building re-built. There were another 5 projects totaling \$19,000.00. We spent a total of \$257,000 in 2019. We ended 2019 with \$91,000 in the Reserve Fund.

We will transfer \$130,624 to the Reserve account in January. We had \$23,000.00 in the Operating Account on Dec 31, 2019 and that was transferred to the Reserve Account on January 3, 2020. As of January 20, 2020 we have \$245,000 in the reserve account.

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Budgeted for 2020 are two more roofs estimated at \$120,000. We have completed 12 of the 16 roofs. We have spent \$580,000 to complete the 12 roofs. Total to complete the next 4 roofs will be \$220,000. Once all 16 roofs have been completed, we will have spent \$800,000 without any assessment.

Looking ahead the Board is looking at re-tiling the 16 building and the clubhouse. Our estimate cost to re-tiling the clubhouse and the 16 building is around \$201,000. We still have more research to do. The stain glass skylight in the Clubhouse is 50 years old and is one ply. We have a meeting with a skylight expert on Friday Jan 24. We are looking into the cost to replace gutters. We currently have 4-inch gutters which are residential size and not commercial gutter. We are looking to replacing our 4-inch gutter with a 6-inch gutter and we are getting a quote.

We need to determine paint colors for the buildings before we pick out the color of the tile. We welcome input from our homeowners. We are looking at around \$250,000. If we do the tile project in 2020 or 2021, we would need an assessment of around \$700.00 per unit. If we wait until 2022, we can do this without an assessment.

8. OLD BUSINESS - None

9. NEW BUSINESS

1. **Front door replacement** – currently WP front doors are 8 panel doors. Several owners want to replace their front door with a 6-panel door. Eight panel doors are custom order and cost around \$1200.00 - \$1,500.00. A 6-panel door cost is \$200.00 – 250.00. Gary Grinde made a motion to allow owners to have the option of install either a steel or fiberglass 36 in X 80 inch 6 Panel Pre-hung front exterior door that can be purchased from Home Depot, Lowes or any provider that carries doors Cost is s \$200 – \$250 plus taxes. Painting of the door is the responsibility of the owner. Winfield Place will furnish the paint. Motion passed.

3. Next board meeting is March 24, 2020 at 4:00pm

10. MEETING ADJOURNED at 4:45pm

11: HOMEOWNER FORM

151A Sheri Smith, 107A Krukowski, 237B Mike O'Connor, 158B Gary Grinde, 118B Richard Lindner, 157A Chuck and Judy Little, 158A Roy Mehofer, 123B Irene Kadry, 213A Delores Birach, 103A Iris Feinstein, 261B Edson and Betty Joyce, 131B Bev and Gerard Winkle, 242B Patti Goyen and Patti Anderson, 213B Ron and Marge Denofreo, 256A Bob and Patty Stevenson, 207B Warren McCoy, 119B George and Mary Margaret Carter, 252 David Stang, 231A Shirley Burkard, 111A Lois Sperl, 147B Shirley Foien, 255A Linda Garret, 117B Gary and Linda Shmyr, 220A Maureen Peterson, 112A Glen and Sue Parmelee, 257A Bruce Ball, 143A Steve Weiner, 155B Barbara and Brian Parton, 229A Kathy Johnson