

WINFIELD PLACE HOMEOWNERS ASSOCIATION
Minutes to the March 24, 2020 Board Meeting

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, Carmel Young and Carol Coco

1. Meeting called to order by Gerard Winkle at 4:00pm.
2. APPROVE MINUTES - The minutes of the January 21, 2020 meeting minutes were approved.
3. DELINQUENCY REPORT – LouAnn, One owner is 30 days past due for a total of \$248.
4. LANDSCAPE REPORT – Ray Krukowski.
Ed Grabowski, Mr. Green Gene, has been selected to provide his expertise with our landscaping needs. On a monthly basis Ed will meet with LouAnn and the rest of the Landscape Committee to conduct a monthly walk-through of the property. The purpose is to assist us with his expertise for conducting seasonal work, trimming and planting of trees, shrubs, and flowers, and any needed changes to the landscape environment.

Trimmed all the fruit trees as needed in preparation for the next growing season.

5. MANAGEMENT REPORT - LouAnn
Pools: In January WP hired a professional pool service to manage the pools and spa. In February an automated pool chemical release system was installed on both pools. These new systems will automatically keep the pool chemicals in balance.

Water shut off: Please remember when you leave your unit for more than one week shut off your water valves under all sinks and turn off the water to your water heater after you have turned off the power to it.

Recycling: Winfield Place does not offer recycle but the City of Scottsdale does. They have 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 includes: aluminum/tin cans, clean cardboard boxes (no pizza boxes), glass cleaned and washed out, paper, plastic bottles clean and washed out. Recycle material 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.

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

Please bring any questions or concerns to the office or email winfieldoffice@gmail.com or email LouAnn at louannw@mindspring.com

6. TREASURER – Mike O'Connor
Report as of February 29 2020 - Balance sheet shows \$509,000 on hand and \$270,000 in cash We had 157 owners out of 248 owners that prepaid their dues for the year for a total of \$437,000. That is about 63 ½ percent of our owners. Our income as of Feb 29 is \$490,000. That is \$500 over budget. Our expenses are \$7,600 under budget. This is a profit of \$8,100 over budget.

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Capital reserves account – On December 31, 2019 we had \$91,100 on hand. In January we deposited \$130,600 to our reserves from our pre-paid dues. In 2019 we were under budget by \$23,000 and those funds were added to the reserve account giving us a balance of \$244,700 as of January 31, 2020.

We had one capital expense so far this year and that was for the two chemical release systems for the pools for a total cost of \$5,500. In April we will re-do the roofs on Building 1 and 2 for a total cost of \$105,000. That will leave us with \$134,200 remaining in our reserve account.

Looking ahead we have two more roofs to re-do (building 4 and 7 two of our smaller buildings) in 2021 for an estimated cost of \$80,000. After redoing the last two roofs we will have \$186,000 on hand. Future projects: - Retiling the roofs on 16 buildings and the clubhouse for a total of around \$200,000 with the clubhouse roof costing around \$38,000. We may need to replace the cover over the skylight in the clubhouse and that would cost around \$12,000. We are looking at replacing all of the gutters for cost of \$50,000 and painting all buildings for \$260,000. This comes to around \$540,000 in expenses over the next five years.

7. OLD BUSINESS – None

8. NEW BUSINESS

Patrol: Mike O'Connor

We've had a manual patrol for many years at a current monthly cost of \$4,700 or \$56,400 per year. We currently have 10 cameras on property and with technology improving we are discontinuing our manual patrol with Weiser as of April 30, 2020. To eliminate the patrol we need to install locks on our pool gates, outside bathrooms and we are adding a camera to the NW corner. This camera will monitor the activity coming from the alley and people dropping off trash. The total cost for this is \$8,950. We have four gates on the clubhouse pool and 3 gates on the east pool. We will install four locks, two locks on each pool. The remaining gates will be locked. The savings by dropping the patrol service will be \$28,000 for the next 6 months. In October we will decide if this is working and if we will continue this until the end of the year. If so, we would have a saving of \$38,000 for the year. Cost for the pools locks, outside bathrooms and camera on the NW corner would come out of capital reserves.

Our maintenance staff will monitor unauthorized cars parked in our uncovered parking areas and check for lights that are burned out. A motion was made and passed to cancel our patrol with Weiser as of April 30, 2020 and approve the cost of \$8,950 for locks for the pools, outside bathroom and the new camera on the NW corner.

Pool/ Clubhouse Hours- Currently the pools and outside bathrooms are unlocked at 5:00am and locked at 11:00pm by the guard. Clubhouse hours are 7:00am – 11:00pm and the clubhouse is on an automatic locking system with fob system available should the board decide to issue fobs to owners. A motion was made and passed to change the pools hours to 6:00am and 10:00pm. Clubhouse hours would be 7:00am – 9:00pm.

Our Master insurance policy is coming up for renewal on April 4, 2020. We put it out for bids to six providers. Four providers declined to respond due to our claim history and allowing leases of less than one year. Philadelphia, our current provider, and American Family did respond. Philadelphia lowered their premium to \$36,955, that's \$2,597 less than last year. The American Family premium was \$3,000 lower than Philadelphia but they are lower rated (A-) company. Philadelphia is A++ rated. Winfield Place has a \$10,000 deductible for all claims except for wind damage and that has a \$25,000 deductible. As a reminder

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to all homeowners you are responsible for the \$10,000 deductible. Please make sure you have sufficient coverage should you have a claim.

A motion was made and passed from the board to renew the master insurance policy with Philadelphia for the 2020 – 2021 for a cost of \$36,955.

North Laundry rooms: We received a request to add another top load washer to the north laundry room. All laundry rooms have four washers, one front load and 3 top load machines. A decision was made by the board in 2016 when new washers and dryers were purchased to go from 6 washers and dryers to four washers and dryers in each laundry room. More and more owners are installing washers and dryers in their unit and our revenue decreases each year. The board did not feel it made good business sense to add more machines specifically for 2-3 months in the winter when there are other machines available in the other 3 laundry rooms. .

Dryer Vents: Each owner is responsible for obtaining a permit from the City of Scottsdale to install a washer and dryer in their unit. Management is not aware of any dryer that has not been vented to the outside. Note: You cannot vent through the roof. If you know of a unit or you have a dryer in your unit that is not vented to the outside please correct this as soon as possible and please stop using your dryer until this is corrected. Call the office if you need a referral of vendors that can vent your dryer to the outside. If you would have a fire in your unit due to your vent not being vented correctly the WP master insurance policy would deny your claim.

Next board meetings –
Oct 20, 2020, January 19, 2021 and March 23, 2021
Annual meeting November 10, 2020

10. ADJOURNMENT at 4:28pm

11: HOMEOWNER FORM comments

- Feels the pool and clubhouse hour should be the same
- Are fobs going to be issued to owners to access the pools and clubhouse? Answer: Fob will not be issued at this time but could be in the future.
- Can you make a rule that a dog that is registered with the office be required to wear a vest or some kind of marking. Answer: I don't know the answer office needs to ask our attorney.
- Are dogs allowed to poop on property and to come into the laundry rooms? Answer: Let the office know the unit number and a violation notice will be issued.
- Would like construction hours be placed in Rules and Regs.
- What is the advantage of eliminating the guard service other than cost saving? Answer: We don't know until we eliminate the service
- How would cameras be monitored? Answer: A third party monitoring service would be used to monitor the cameras. Motion notifies the monitoring company that someone is walking in the range of the camera. Cameras also have speakers and can talk down to the person telling them that the police have been called if needed.

Home owners present at the meeting

158B Roy Meihoffer, 110B Sasha Jovanovic, 151A Sherl Smith, 123B Irene Kadry, 207B Warren McCoy, 143A, 141B, 148B Steve Weiner, 229A Kathy Johnson, 134B Judy Bryam, 131A Wayne Johnson, 232B C. Gordon, 127B Karen Pratt, 111A, 241B, 126A, 110A Lois Sperl, 103A Iris Feinstein