

Winfield Place Association  
October 20, 2020  
Board Meeting Minutes

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

1. Meeting was called to order by Gerard Winkle at 4:00pm
2. APPROVE MINUTES - A motion was made to approve and pass the March 24, 2020 minutes.
3. DELINQUENCY REPORT – LouAnn, No delinquencies as of Sept 30. 2020
4. LANDSCAPE REPORT - Ray Krukowski
  - Because of the very hot and dry summer some shrubs and plants were lost due to the heat and sun. Many were replaced, or will be replaced, dependent on the cooler weather conditions. Additional new shrubs and bushes were added throughout the complex during the year.
  - Due to the August monsoon storm we lost a total of three trees. Two trees fell during the storm and one other needed to be removed. In September we had several different landscapers, tree removal vendors, and our consultant review all the pine trees in the complex to determine which ones needed to be removed or trimmed and provide a priority for removal. Eleven trees were identified to be removed, some this year, and the others in the first half of next year. To date five trees, identified as “High Priority” have been removed.
  - In addition, another four pine trees were removed during the year. A total of nine pine trees have been removed in 2020.
  - Nine new trees were planted so far in 2020. Determination will be made for additional trees to be planted based on budget, location, and type of trees.
  - Winter grass seeding was done in early October. Sprinklers are set to water the lawns and help the new grass grow.
  - All trees are assigned a four-digit number. The first two digits is the building number near to where the tree is located. The last two digit is a sequential number, noting the number of trees in the area. Each tree has a aluminum tree tag ( ½ “ by 3 “ ) tacked or hung with a wire (for young trees) facing the north side of a tree.
5. MANAGEMENT REPORT - LouAnn
  - New Security System
    - Effective April 30<sup>th</sup> the patrol contract with Weiser Security was cancelled
    - A new key fob system was installed on June 15 that locks all doors and pools gates.
    - Two fobs were provided to each Homeowner free of charge. It’s the responsibility of the Homeowner to manage their fobs. If your fobs are lost or stolen, it will be the responsibility of the homeowner to notify the office as soon as possible. Replacement fobs can be purchased from the office for a fee of \$20.00 per fob.
    - Security cameras and speakers have been placed in critical areas and are being monitored by a third-party service provider from 10:00pm to 6:00am.
  - Roofs
    - Roofing tear-off, repairs and replacement were completed in May on Buildings 1 and 2.
    - The last two buildings, 4 and 7, are scheduled to be completed in 2021.

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Building #1 Stairwell

- On June 1 one of the residents hit the stairway on the east end of Building 1 with his car. This rendered the stairwell unusable. These repairs were made, and the stairway was re-opened on June 25.

Monsoon Storm

- On August 20, 2020 at 8:00pm a monsoon storm hit Winfield Place and two trees fell. One tree hit Building 3 and went through the roof on Unit 218A. The second tree hit Building 12 by Unit 241B. This tree just leaned against the tile portion of the building. Advance Development and Building Service was on property on August 21 at 6:30am with electrician, tree removal service and restoration company to assist the damages. Current status, the contractor is waiting for permits from the City of Scottsdale.

In-House Personal

- David Hicks is no longer an employee as of May 31, 2020. Parker Thomas, a part-time employee, was hired to do maintenance around the complex.

Dog Policy

- Reminder that Winfield Place does not allow dogs, per the Winfield Place C.C.&R unless there is a medical reason. If an owner or tenant has an emotional support or service animal the office must have documentation from a medical provider on file at the office.
- Short Term Rental Policy - per the Winfield Place C.C.&R property rentals must be 30 days or longer. Refer to the Winfield Place Rules and Regulations for the fine policy if this rule is violated.

Extended Unit Vacancy

- If your units is vacant for more than a week turn off all water supply valves to your water heater, sinks, and toilets.
- Turn off the circuit breaker to the water heater.
- Have someone check you unit at least once a month.

6. TREASURER REPORT – Mike O’Connor

Financial report as of September 30, 2020: Checking account balance is \$125,459 with \$40,945.00 in Reserves. We had \$655,900 in income, budgeted was \$644,000 which is \$11,277.00 over budget. Expenses were \$397,600.00, budgeted was \$440,000 which is \$42,300 under budget. Operating profit is \$53,700

Capital Reserves: At the end of 2019 we had \$91,00 in capital reserves. In January of 2020 we added \$130,624 from pre-paid dues. Approximately 64% of owners pre-paid their dues taking advantage of the 5% discount which allows us to fund the reserves in January. We had \$23,000 surplus in operating account at the end of 2019 and that was also transferred to reserves. We started 2020 with \$245,000 in the capital reserve account.

Capital reserves expenses for 2020: We have spent \$204,100 this year. We spent: \$108,000 to replace the roofs on Buildings 1 and 2, \$5,500 for two chemical pool release systems, \$57,300 on key fobs and cameras, \$8,250 for an electrical panel replaced on Building 9 and a \$25,000 insurance deductible to the contractor for the monsoon storm. Current balance in the reserves account is \$40,900.

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Capital improvements for 2021: In January 2021 we will deposit approximately \$157,600 from pre-paid dues and start 2021 with \$198,500 in capital reserves. The only committed expenses for 2021 is to replace the roofs on Buildings 4 and 7 for \$90,000 in May of 2021. At that time all 16 building roofs will have been replaced for a cost of around \$800,000, which was all paid for from your dues. That will leave \$108,500 for further capital improvements.

The Board future priorities, after completing roofs on buildings 4 and 7, include tree care and replacement, and retiling the clubhouse roofs and all 16 buildings at a cost of about \$200,000. Right now, we are in the process of determining the total financial impact of the August 20 storm. We have paid the \$25,000 deductible to our contractor. We will also have expenses for tree removal and replacement, consultant fees, stump grinding and damage to sidewalks and sprinkler system.

7. OLD BUSINESS - None

8. NEW BUSINESS

- Office hours- Gerard asked during the homeowners' forum to comment if they are ok with the new office hours of 9:00am to noon.
- Fine Policy- January board meeting the board will propose new fine policy for violations.

Next Board Meeting:

November 12, 2020 Thursday - Annual meeting  
January 19, 2021  
March 23, 2021

9. ADJOURNMENT at 4:30pm

10: HOMEOWNER FORM

Homeowners Present: 107A Ray Krukowski, 237B Mike O'Connor, 158B Gary Grinde, 127A Tom Maher, 111A Lois Sperl, 123B Irene Kadry, 102A Deborah Gaulding, 103A Iris Feinstein, 220A Maureen Peterson, 158A Roy Mehofer, 118B Richard Lindner, 134B Judy Byram, 121A Connie Mosesson, 151A Sheri Smith, 110B Sasha Jovanovic, 229A Kathy J. Johnson, 207B Warren McCoy, 227A Joseph Williams, 244A Clarence Gloves

Homeowners Comment

- Owners are ok with the new office hours of 9:00am - Noon M – F
- Owners feel trees should be priority