

Winfield Commons Condominium Association Meeting

Officers in Attendance:

Mark Whitmore - President

Louise Schutt - Treasurer

Cheryl Engelhardt - Secretary

6/29/25 - Meeting began at 6:30 pm @ Center Circle

<u>Unit Owners Present</u>	<u>Unit Owners Not Present</u>
Unit 2 - Jim & Louise Schutt	Unit 6 - Fishburne
Unit 3 - Chuck & Alice Privalsky	Unit 8 - Donald Farrelly
Unit 4 - Kate Collins	
Unit 5 - Mike & Jan Follis	
Unit 7 - Wendy Moore	
Unit 9 - Mark & Martha Whitmore	
Unit 10 - Sharon Hooper	
Unit 11 - Sam & Linda Green	
Unit 12 - Dan & Cheryl Engelhardt	
Unit 13 - Harry & Deb Nielson	
Unit 14 - Carl & Barbara Stasio	
Unit 15 - Lucille Simard	
Unit 16 - Rob & Cara Reimer	

Meeting was called to order & quorum established by Mark Whitmore

Old Business - Mark Whitmore

Board nominations were reviewed.

- Cheryl will remain as secretary.

- Louise Schutt will remain as Treasurer
- Mark Whitmore will not be seeking re-election
- Harry Nielson was nominated by Dan Engelhardt, Martha Whitmore seconded and by unanimous vote, Harry Nielson was elected as President.

Septic system issues earlier this year were addressed. The float system has been cleaned but requires a complete maintenance and cleaning.

Units 3 & 4 roofs will be completed in the fall of 2025. These are the last roofs that need to be done for the next several years

The temporary fencing fixes should last 2-3 years.

Asphalt crack filling will be done this year. Jim Schutt is working on getting quotes

Power washing for Units 9, 10, 11, 12 and the outer side of Unit 15 will be completed in the coming weeks will be completed by CJ Handyman

New 15 mph speed limit sign at the entrance to the development has been posted

Dryer vent maintenance will be completed this year. Harry will reach out to our contact for this and schedule it. If a unit owner wants a complete vent cleaning (inside AND outside), the unit owner will be responsible for the inside costs. The association will pay for the outside portion

Tree work will be scheduled for winter time.

The Rules & Regulations committee has completed the re-writing of the documents. Questions and comments included:

Limits on guest parking - this will be changed from 3 days to 72 consecutive hours

Once the rules and regulations have been reviewed by a law firm, these rules will go into effect and be enforced

Any unit owner leaving their home for more than 7 days, the unit must be checked for any potential safety issues (water, gas, etc) by a named contact given to an association officer beforehand

EV charging - Clarification will be changed to a rated EV charger

Mulch was not brought in by the former landscapers. This will be re-scheduled for next year

Bamboo control is an ongoing issue but no control solution has been found

Maintenance and repair of units. Ice dams continue to be an issue for some units. The association deductible will be changed to \$1,000.00 from \$2500.00 which should help with future insurance claims. This will begin on July 1, 2025

Pets - Type and Size - Breed and size limits will remain as stated in the updated Rules and Regulations

Fines, Voting Rights & Liens - We hope not to have to enforce any of this but need to be protected for any future incidents. Voting rights will not be removed based on any violations.

The updated Rules & Regulations will be submitted to a law firm. Jim Schutt has a contact that he will be reaching out to. Once approved, all unit owners will be notified.

A motion was made by Harry Nielson to approve the Rules & Regulations, seconded by Mark Whitmore. By unanimous vote, they were approved by all unit owners present.

Quarterly dues were increased to \$1,065.00. Cheryl Engelhardt made a motion to accept the increase. This was seconded by Chuck Privalsky. All unit owners present, unanimously approved of this increase.

New Business - Harry Nielson

Spectrum issues during the past year have been significant for many unit owners. Harry will be reaching out to Fidium to see if they can give the association a group deal OR contract Spectrum to negotiate a better price.

Natural gas alarms have been installed by most unit owners. It's highly recommended that all unit owners install an alarm.

Grinder pumps - Septic- Never flush wipes, use compost bins as much as possible instead of using garbage disposals.

Please space trash cans far enough apart so that the pickups can be completed without manual intervention.

Secretary's Report - Cheryl Engelhardt

A motion was made by Harry Nielson to approve the 2024 meeting minutes. Jim Schutt seconded this motion. All unit owners present, unanimously approved.

Any emergency contact updates should be sent to Cheryl.

Unit owners who will be away for more than 7 consecutive days should leave the contact info for whoever will be checking in on your unit while you are away.

Financial Report - Louise Schutt

Louise reviewed the **2024-2025** operating budget.

- Louise will send reminders when association due checks are going to be cashed
- Some of the upcoming costs (lawyer fees, tree pruning, etc.) are estimated due to not having exact costs but placeholders are in place in the budget
- Winter maintenance will be for 2" of snow or more. The charge will be \$40 per hour. This will hopefully save the association some money going forward.

Chuck Privalsky motioned to approve the budget presented by Louise Schutt. Martha Whitmore seconded the motion. All present unit owners unanimously approved.

Meeting was adjourned at 7:45 pm

Minutes prepared by:

Cheryl Engelhardt

Secretary - Winfield Commons Homeowners Association