

Winfield Commons HomeOwners Association Budget Meeting

June 9, 2021

- Meeting was called to order at 6:33pm by current president, Mark Whitmore. The Meeting agenda distributed.
- In Attendance: owners of units 2,3,4,5,6,7,9,10,11,12,13,14,15,and 16. Absent: unit 8 owner(s)

- **Minutes:**

- Election of officers for fiscal year 2021-2022:
President: Dan Engelhardt
Treasurer: Chuck Privalsky
Secretary: Cheryl Engelhardt

All appointed by unanimous vote. Harry NUnielson nominated and accepted appointment for new position of Director of Vendor Management. He will interact with various companies who have workThe contracts with the association and field maintenance concerns from the unit owners.

- Treasurer Report:
Each Unit Owner received a copy of the 2020-2021 Operating Budget (Plan vs. Actual) and the proposed Operating Budget for the 2021-2022 fiscal year beginning in July.
- Discussion:
 1. Reviewed operating budget to date.
 2. The fencing behind a few units needs new posts. Plan to replace when supplies are available.
 3. The roof on unit 13 needs replacing. The plan is to replace within the year, utilizing reserve money.
 4. The planned reserve monies increased in actual 2020-2021 year due to completion of a 15th unit.
 5. All quarterly dues include reserve money.
 6. An explanation of the irrigation schedule provided. Watering begins at 9 pm on Sunday, Monday, Wednesday, and Friday- starting at station 1, moving through to all subsequent stations in sequence, each 1/2 hour. This schedule can be adjusted if weather too dry or wet. Unit 2 is self contained and the unit owner has elected to pay for extra irrigation and is not part of the irrigation schedule at this time.
 7. We plan to continue with power washing of 2 buildings each year. Units 13,14, and 15 will be power washed in fiscal year 2021-2022.
 8. We saved \$400 per year on our insurance premium by increasing the deductible to \$2,500.
 9. The tree pruning will include branches located behind unit 6. Tree/ bush trimming is a yearly budget item.

- New budget vote:
The 2021-2022 fiscal year budget was approved. No change to quarterly fee. Please see the treasurer for payment.
- Old business:
 1. Improving granite sign's visibility at the condominium entrance is a priority.
We voted to pursue repositioning the granite sign and engrave the condominium address on the side that is currently blank. Current estimate is \$1,500.
DanEngelhardt will explore options for more/different solar hookups as well.
 2. Lawn maintenance concerns mentioned last year have improved but there are still old and new concerns that H.Nielson will address with the company.
- New business:
 1. A bush between units 10 and 11, near the generator unit will be replaced due to winter kill.
 2. C. Engelhardt created a facebook group page for Winfield Common unit owners.
 3. No opposition was voiced for potential yard sale.ssssss

With no further business brought forth for discussion, the meeting was adjourned

Sharon Hooper, Secretary, Fiscal year 2020-2021