

## **Annual Winfield Commons Association Meeting June 25, 2020**

In Attendance: Owner(s) of units 3,4,5,6,7,9,10,11,12,13,14,15, and 16

Absent: Owner(s) of unit 8

Minutes:

- **Officer appointments for 2020-21 fiscal year**

- President: Mark Whitmore
- Treasurer: Chuck Privalsky
- Secretary: Sharon Hooper

All reappointed by unanimous vote.

- **Treasurer Report:**

- Each received copies of the 2019-2020 Operating Budget (Plan vs Actual).
- Discussion:
  - Less money spent on miscellaneous expenses to cover the increase in Insurance.
  - Power washing of 2 buildings was not done. Power washing of all buildings will be added to the 2020-21 and 2021-22 budget. Power washing of 2 buildings (Unit 16 and 3+4) scheduled to be done this July. Two others will be done in the fall. The remaining buildings will be done in the spring and summer of 2021.
  - Still awaiting spring water bill which is in the prior budget
  - All street lights are now LEDS

- **Old Business:**

No old business identified

- **New Business:**

- Discussion about current lawn maintenance. Feedback about weedwacking and grass height will be forwarded to the property maintenance company. New bark still needs to be placed. Concern about areas of dying grass will be forwarded to the lawn maintenance company. Lawns (front and back) are currently being treated for grubs.
- Watering schedule was recently changed to 1 hour per station on Monday and Thursday evening/nights. Begins at 7pm at unit 3.
- Compost program working well. Currently have 50 gallons of compost assigned to our association. Compost bin can to be relocated.
- Roof shingle issue on unit 13 was discussed. Inspection of the roof will be scheduled by the Unit owner.
- Backyard of one unit 7 needs to be graded and seeded. Number of yards/cost to be determined. Owner to research cost of compost vs standard top soil.
- Interest was expressed in setting up a free library, a free standing, roughly 20x20 structure. One unit owner expressed interest in building it. Possible location near the new compost bin area.
- Tree behind unit 14 needs removal. Tree Service will be asked to evaluate. In fact this is scheduled for September
- Tree branches near unit 13 need trimming.
- Foundation bush at unit 16 is probably dying. Will be replaced if that is the case.

- HOA 2020-2021 Budget and Fees:

- Each owner received copies of the proposed new budget for 2020-2021, listed as plan A and plan B.

Discussion:

- HOA condo insurance premium has increased by 30%. Currently searching for another less costly plan with possibly larger deductible.
- Plan B includes more money to cover improved lawn care and less money for miscellaneous landscaping and repairs.
- Roughly \$73,000 in reserves. No current need for this money.
- Unanimous vote to adopt plan B.

- Goodwill:

See the owners of unit 7 if interested in donating any large medical equipment, such as wheel chairs, walkers, etc. to Partners for Medical Health. Small items not accepted at this time.

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