

Winfield Commons Home Owners Association Budget Meeting June 17, 2022

The meeting was called to order at 6:00 pm by current president, Dan Engelhardt.

The meeting agenda distributed.

In attendance: Owners of units 2, 3, 4, 7, 9, 10, 11, 12, 13, 14, 15 and 16.

Absent: Owners of Units 5, 6 & 8

Minutes:

President's Report:

- Increase cost of doing business in most everything therefor monthly association fees will increase
- Maine Water and CMP have both increased costs and will continue to do so for the next few years
- Quarterly dues will increase to \$925.00 per unit, each quarter beginning July 1, 2022 to meet the demands of business increases
- Following a motion to approve the quarterly increase by Kate Collins (seconded by Martha Whitmore), all unit owners in attendance voted to accept the increase of association fees

Following a motion by Mark Whitmore - Unit 9 (seconded by Kate Collins – Unit 4) and by a unanimous vote, the current officers will remain in place for the 2022-2023 fiscal year

- President: Dan Engelhardt
- Treasurer: Chuck Privalsky
- Vendor Management: Harry Nielson
- Secretary: Cheryl Engelhardt

Vendor Management Report:

Fiscal Year 2021 - 2022

- A separate contract with grounds care maintenance contract has been negotiated
- Entrance sign has been engraved and lighting has been installed
- Dryer vents were cleaned in all units – this will be done bi-annually going forward
- Roof repairs of units 3, 4, 14 & 15
- Roof replacement of unit 13
- Extensive tree work has been completed at units 5, 6, 7, 8, 13, 14 & 16

Fiscal Year 2022 – 2023

- Complete and sign new winter maintenance contract with Gobiell
- Approximately 25% increase in costs for grounds maintenance
- Repositioning/leveling of front granite steps in several units
- Replacement of one roof (two units)
- Additional fence repairs behind units, 2, 12 & 13
- Tree work near unit 9
- Research pump station cleaning and inspection vendors
- Determine gutter cleaning costs
- Harry will follow up with Mark St. Onge on lawn repair behind units 9 & 10 and week whacker use

Treasurer Report:

Each Unit Owner received a copy of the 2021-2022 Operating Budget (Plan vs. Actual) and the proposed Operating Budget for the 2022-2023 fiscal year beginning in July.

Reviewed operating budget to date.

Extra costs during 2021 – 2022 fiscal year included:

- Entryway lighting and engraving
- Dryer vent cleaning

Proposed budget includes the following:

- A new roof for one building (2 units) for this fiscal year – Reserve money will be used for this
- Insurance has increased by \$1200. Shopping is underway for a less expensive option
- There has been an increase of approximately 25% for property maintenance for the 2022-2023 fiscal year
- Utility costs have also increased by approximately 25%

Please contact Chuck Privalsky for association fee payment(s)

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

Cheryl Engelhardt – Winfield Commons Secretary – Fiscal Year 2022 - 20230