

Western Winds Homeowners Association, Inc.

BOARD MEETING

January 28, 2021 - 6:00 PM

in the home of:

NIGEL BROOKS
Tucson, Arizona 85705

MINUTES

Attendees: Nigel Brooks, Dan Chandler, and Martin Kaplan (by phone)

In absentia: Toni Swartz

- Call to order – 6:07 pm
- Open forum
 - No homeowner issues or questions
 - Nigel Brooks presented two emails submitted by Toni Swartz addressing issues for discussion during the meeting, including fencing, landscaping, and termite inspections

- Approval of minutes from the prior meeting:
<https://home.85705ww.com/board/201217.bod.minutes.pdf>

Motion to approve: Dan Chandler

Second: Martin Kaplan

In favor: 3 Against: 0 - Motion carries

- Reports
 - President's report – main discussion will focus on fencing, house inspections, landscaping, termite inspections, and violations (in executive session)
 - Treasurer's report
 - Balance sheet and income statement
 - Total cash on hand as of December 17: \$24,539.08
 - 2020 with actual accruals – net loss is \$7,447.15 due to extensive landscaping and property maintenance
 - YTD January 28, 2021 with estimated accruals – net profit is \$81.08; however, a full budget versus actual report will be available for January at the next meeting

- CoT of Tucson Utility recovery: 77.42%
- 2020 12 month CoT of Tucson Utility recovery fee: \$18,870 – average \$1,572
- 2020 12 month CoT of Tucson Utility fee: \$24,372 – average \$2,031
- Delinquencies – discussed in executive session
- 1099s were filed on January 27, 2021
- 2020 Financial statement and tax return preparation
 - 2020 cash basis loss: \$4,747.25 – difference between cash basis and actual basis is primarily due to a large amount of prepaid homeowner dues
 - Approval to send the cash basis financial statements to the accountant for tax return preparation
- Motion to approve: Dan Chandler
Second: Martin Kaplan
In favor: 3 Against: 0 - Motion carries
- Committee/function reports – discussed in executive session due to privacy concerns
 - Nominating
 - Architectural
 - Landscaping
 - Maintenance
- Prior business
 - TEP gate/fence
 - North side fence underway
 - Proposal sought from Stark Fencing for south side fence
 - TEP information requests filed
 - Approach to termite inspections/landscaping
 - One bid for development wide termite inspection has been received – two are in progress
 - Complete Landscaping input sought regarding termite infestation

- New business
 - Handyman status – search continues
 - Accounting services – Susan Becker is moving to East Texas and will provide services up until February 28, 2021
 - Results of January 9, 2021 inspection – discussed in Executive Session due to privacy concerns
 - Dusk to dawn lights – prototype installed by Martin Kaplan on northwest side
 - Relationship with FW Properties – letter sent; no response to date
 - Longer range infrastructure projects – discussion deferred
 - Parking space lining and emergency vehicle areas
 - Paving
 - Storage unit repairs
- Other business - none
- Adjourn to executive session
- Executive session:
 - Legal issues
 - Assessment issues
 - Violation issues
 - Contractual issues
 - Other
- Call to adjourn: 7:38 pm