

Western Winds Homeowners Association, Inc.

BOARD MEETING

May 27, 2021 – 2:00 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

1. Call to order – 2:00 pm
2. Open forum

No

3. Approval of minutes from the prior meeting:
<https://home.85705ww.com/board/210422.bod.minutes.pdf>

Motion to approve: Martin Kaplan

Second: Dan Chandler

In favor: 3 Against: 0 - Motion carries

4. Reports
 - a) President's report – City of Tucson permit status: 4144 and 4185
 - b) Treasurer's report
 - i. Financial statements
 - ii. Budget performance

Balance sheet and income statement as of May 25, 2021

1. Total bank balances: \$19,867.73
2. Year-to-date loss: \$(9,328.52)

3. Net receivables: \$(1,855.09)
4. Payables: \$3,003.83
5. Accrued expenses: \$2,843.26
6. Budget variance: \$(558.51) unfavorable

Motion to approve financial statements: Dan Chandler

Second: Martin Kaplan

In favor: 3 Against: 0 - Motion carries

iii. CoT utility recovery fee

1. Recovery status – 86.7%
2. Potential leak status: 4140 – 4144 and 4150 – 4152 – under review
3. 4165/4175 cross connect/4175 trash containers – still waiting for CoT response

iv. Insurance update – new certificate issued; property inspection to occur shortly

v. Real estate sales and leasing – website information sheet updated

c) Committee/function reports

- i. Nominating - none
- ii. Architectural - none
- iii. Landscaping - none
- iv. Maintenance - none

5. Prior business

- a) Dusk to dawn lights status – deferred to next meeting
- b) Stark Fencing repairs update (locks and posts) – deferred to next meeting
- c) Signs for delivery drivers – obtain quotes
- d) Strategic plan update – proposed meeting with attorney – under review

6. New business

- a) Section 9.13 action items – letter and budget impact – under review
- b) CC&Rs independent review action items - Management response letter – under review

7. Other business – none

8. Meeting adjourn – 4:00 pm