

Western Winds Homeowners Association, Inc.

BOARD MEETING

June 17, 2021 – 1:30 PM

in the home of:

NIGEL BROOKS
Tucson, Arizona 85705

MINUTES

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

1. Call to order – 1:30 pm

2. Open forum

No

3. Approval of minutes from the prior meeting:
<https://home.85705ww.com/board/210527.bod.minutes.pdf>

Motion to approve: Dan Chandler

Second: Martin Kaplan

In favor: 3 Against: 0 Abstain: 1 - Motion carries

4. Reports

a) President's report - none

b) Treasurer's report

i. Financial statements

ii. Budget performance

Balance sheet and income statement as of June 16, 2021

1. Total bank balances: \$16,080.70

2. Year-to-date loss: \$(7,125.98)

3. Net receivables: \$(689.09)
4. Payables: \$1,849.66
5. Accrued expenses: \$401.43
6. Budget variance: \$1,387.12 favorable

Motion to approve financial statements: Dan Chandler

Second: Martin Kaplan

In favor: 4 Against: 0 - Motion carries

iii. CoT utility recovery fee

1. Recovery status – 86.61%

c) Committee/function reports

- i. Nominating - none
- ii. Architectural – reviewed in executive session
- iii. Landscaping – Section 9.3 letter approval below
- iv. Maintenance - none

5. Prior business

- a) Dusk to dawn lights status – light has been acquired – awaiting homeowner test
- b) Stark Fencing repairs update (locks and posts)
 - i. Re: post at northwest location – Stark to be contacted for alternative measures
 - ii. Unauthorized locks on gates beyond west wall have been removed
 - iii. Keys have been cut for south gate beyond the west wall
 - iv. Keys have been cut for residents close to gate at southwest location
 - v. Procedures for distributing keys are subject to legal review

c) Signs for delivery drivers – next step is to obtain quote from Fastsigns

d) Strategic plan update – proposed meeting with attorney – deferred to next meeting

6. New business

- a) Section 9.3 letter – approved; will be distributed to homeowners in July

- b) CC&Rs independent review action items - Management response letter – will be distributed to homeowners in July
- 7. Other business – none
- 8. Executive session – special issues concerning Architectural Review and Collections matters
- 9. Meeting adjourn – 3:00 pm