

# Western Winds Homeowners Association, Inc.

## BOARD MEETING

June 24, 2021 – 6:00 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 – 6:00 pm
2. Open forum

No

3. Approval of minutes from the prior meeting:  
<http://home.85705ww.com/board/210617.bod.minutes.pdf>

Motion to approve: Toni Swartz  
Second: Dan Chandler  
In favor: 4     Against: 0 - Motion carries

4. Reports
  - a) President's report - none
  - b) Treasurer's report
    - i. Budget performance year to date

Budget variance: \$1,150.78 favorable

Budget variance – property maintenance: \$1,722,34 favorable

5. Confidential letter to homeowner re architectural issues

Motion to approve: Dan Chandler  
Second: Toni Swartz  
In favor: 4     Against: 0 - Motion carries

6. FastSigns proposal for PlotPlan sign

Motion to approve subject to modification for steel posts: Martin Kaplan

Second: Toni Swartz

In favor: 4      Against: 0 - Motion carries

7. Strategic Planning meeting with independent attorney – proceed to request meeting

8. Repairs to gate by 4187 – Stark Fencing to replace wooden posts with steel posts

9. Section 9.3 exercise at 4169 – Complete Landscaping to contact owner

10. Dusk to dawn lights – owner will install at own expense