

Western Winds Homeowners Association, Inc.

BOARD MEETING

July 22, 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/210624.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. Financial statements
 - ii. Budget performance

Balance sheet and income statement as of July 21, 2021

1. Total bank balances: \$17,024.52
2. Year-to-date decrease in net assets: \$(7,693.68)
3. Net receivables: \$(663.09)
4. Payables: \$1,867.62

5. Accrued expenses: \$2,530.41

6. Budget variance: \$55.51 favorable

Motion to approve financial statements: Toni Swartz

Second: Dan Chandler

In favor: 4 Against: 0 - Motion carries

iii. CoT utility recovery fee - recovery status – 86.81%

iv. 2022 budget review proposal in progress

1. Regular assessment: \$162

2. CoT Utility Recovery: \$44

3. Total HOA Dues: \$170

4. Budgeted decrease in net assets: \$4,163

Pending Reserve Study review

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) Strategic plan update – aftermath of meeting with attorney and management philosophy

i. Insurance – proposals for future coverage requested

ii. City of Tucson utility metering and billing – estimated cost \$3,444 per unit

iii. Amendment to CC&RS – pending review

iv. Reserve study

Motion to approve reserve study with Association Reserves: Dan Chandler

Second: Toni Swartz

In favor: 4 Against: 0 - Motion carries

v. Administrative assistance – budgeted for 2022

b) Dusk to dawn lights status update – homeowner to install

c) Signs for delivery drivers – FastSigns to install on July 30, 2021

d) Steel posts for gate by 4187 – installed – request to Stark to do the same for 4177

e) Palm tree landscaping for 4169 – Adam Valenzuela – waiting to hear

f) Plant removal for 4175 – Martha Guajardo – request to Complete Landscaping

- g) Rear common area key distribution update – in progress
- h) Termite inspection update – in progress
- 6. New business
 - a) Canopy/porch structures – check with insurance company
- 7. Other business – none
- 8. Executive session – special issues concerning Architectural Review and Collections matters
- 9. Meeting adjourn – 7:32 pm