

Western Winds Homeowners Association, Inc.

BOARD MEETING

September 23, 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/210902.bod.minutes.pdf>

Motion to approve: Toni Swartz

Second: Dan Chandler

In favor: 4 Against: 0 - Motion carries

4. Reports

a) President's report

- i. The current board has been in place for two years and has reached the end of Phase 1 – the work has been remedial catching up from years of neglect
- ii. The next phase to ensure that the Association has adequate reserves to strengthen the infrastructure

b) Treasurer's report

- i. Financial statements
- ii. Budget performance

Balance sheet and income statement as of September 22, 2021

- 1. Total bank balances: \$16,048.95
- 2. Year-to-date decrease in net assets: \$(5,430.11)
- 3. Net receivables: \$(53.09)
- 4. Payables: \$0.00
- 5. Accrued expenses: \$1,148.23
- 6. Budget variance: \$791.26 favorable
- 7. Operating funds: \$7,302.33
- 8. Reserve funds: \$10,125.87

Motion to approve financial statements: Toni Swartz

Second: Dan Chandler

In favor: 4 Against: 0 - Motion carries

- iii. CoT utility recovery fee - recovery status – 87.84%

c) Committee/function reports

- i. Nominating - none
- ii. Architectural – reviewed in executive session
- iii. Landscaping – none
- iv. Maintenance - none

5. Prior business

a) Strategic plan update

- i. Insurance

- 1. Waiting for a response from CAU for “Common Area” type policy

- b) Steel posts for gate by 4187 – installed, not invoiced – request to Stark to do the same for 4177 has been made
 - c) 4177 tree trimming – waiting for contact information from new owner
 - d) Termite inspection update – in progress
6. New business - none
 7. Other business – none
 8. Executive session – special issues concerning Architectural Review matters
 9. Meeting adjourn – 7:08 pm