

Western Winds Homeowners Association, Inc.

BOARD MEETING

October 28, 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/210923.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 October 26, 2021

1. Total bank balances: \$19,514.53

2. Year-to-date decrease in net assets: \$(5,572.86)

3. Net receivables: \$(391.09)

4. Payables: \$1,833.92

5. Accrued expenses: \$2,544.31
6. Budget variance: \$45.40 unfavorable (with all anticipated expenses accrued)
7. Operating funds: \$7,159.31
8. Reserve funds: \$10,126.14

Note: On October 28, 2021, an emergency water line repair expense was incurred of \$480

Motion to approve financial statements: Martin Kaplan

Second: Toni Swartz

In favor: 4 Against: 0 - Motion carries

iii. CoT utility recovery fee - recovery status – 87.79%

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 - board resolution

“Effective June 15, 2022, Western Winds Homeowners Association will convert from a “condominium style” insurance policy to a “common area” policy underwritten by Truck Insurance Exchange through Farmers Insurance Company.”

Motion to resolve: Dan Chandler

Second: Toni Swartz

Nigel Brooks	Director	For	X
Dan Chandler	Director	For	X
Martin Kaplan	Director	For	X
Toni Swartz	Director	For	X

Motion carries

ii. Reserve Study walk-thru scheduled for November 5, 2021

b) Steel posts for gate by 4187 – installed, not invoiced – request to Stark to do the same for 4177 has been made

c) Termite inspection update – in progress

6. New business

Belinda Taylor's accounting proposal reviewed and responded to - other bids will be obtained towards the end of the year

7. Other business – none

8. Executive session – special issues concerning Architectural Review matters

9. Meeting adjourn – 7:23 pm