

# Western Winds Homeowners Association, Inc.

## Board Resolution

Date: October 28, 2021

Time: 6:00 pm

Resolved that:

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.

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

Certified:

Nigel A.L. Brooks

Nigel A.L. Brooks  
Director and President  
Western Winds Homeowners Association, Inc.

October 28, 2021

- a) Palm tree landscaping for 4169 – Adam Valenzuela
- b) Clean up of common areas including weeds
- c) Termite inspection update
- 1. New business
  - a) Belinda Taylor’s proposal
  - b) Preparation for Annual General Meeting
- 2. Other business
- 3. Adjourn to executive session

Executive session:

- 1. Legal issues
- 2. Assessment issues
  - 1. 4162 – no further progress
- 3. Violation issues
  - 1. 4144 – status quo
  - 2. 4185 – court date rescheduled to 1/4/2022 – partial demolition of structure
  - 3. 4190 – plants on common area
- 4. Contractual issues
- 5. Other

Reserve Study Project and Infrastructure List

- Maintenance
  - Boundary walls and fences
  - Interior fences
  - Landscaping in common areas
  - Landscaping on Association easements
  - Parking areas
  - Sewer and water lines (subject to CC&Rs amendment)
  - Sidewalks and curbs
  - Termite control
- Improvements
  - Security
- Administration
  - Administrative services/bookkeeper
  - Insurance coverage
  - Utility fee recovery