

Western Winds Homeowners Association, Inc.

BOARD MEETING

December 16, 2021 – 6:00 PM

in the home of:

NIGEL BROOKS
Tucson, Arizona 85705

MINUTES

Board Member attendees: Nigel Brooks, Dan Chandler, Martin Kaplan (by phone), and Toni Swartz
Guest: Elizabeth Rojel – HOA Administration

Call to order – 6:00 pm

1. Open forum

No

2. Approval of minutes from the prior meeting:
<https://home.85705ww.com/board/211118.bod.minutes.pdf>

Motion to approve: Dan Chandler

Second: Toni Swartz

In favor: 4 Against: 0 - Motion carries

3. Reports

a) President's report – The finalization of the 2022 budget is the most pressing matter right now

b) Treasurer's report

i. Financial statements

ii. Budget performance

Balance sheet and income statement as of December 14, 2021

1. Total bank balances: \$20,701.71

2. Year-to-date decrease in net assets: \$(3,240.99)

3. Net receivables: \$379.91

4. Payables: \$2,079.88
5. Accrued expenses: \$1,230
6. Budget variance: \$759.01 favorable (with all anticipated expenses accrued)
7. Operating funds: \$5,591.10
8. Reserve funds: \$14,026.32

Motion to approve financial statements: Toni Swartz

Second: Martin Kaplan

In favor: 4 Against: 0 - Motion carries

iii. CoT utility recovery fee - recovery status – 86.58% - this month's CoT utility bills were over budget

iv. Budget review

1. The Reserve Study plan was reviewed and certain allocations have been made to the proposed budget for 2022. These include allocations for termites in 2022 and 2032, and the water and sewer line maintenance.
2. The fencing proposal for the south side is being added to the 2022 budget to improve security.
3. All other recommendations from the Reserve Study are being deferred one year.
4. The budget will be finalized after the CoT utility bills have been received in January 2022, so that the full December 2021 utility expenses can be assessed.
5. The budget will be presented at the January 27, 2022 board meeting.

c) Committee/function reports

- i. Nominating - none
- ii. Architectural - none
- iii. Landscaping – none
- iv. Maintenance - none

4. New business

- a) Fencing – reviewed in budget proposal
- b) Water and sewer line maintenance – reviewed in budget proposal

Meeting adjourn – 7:25 pm