

Western Winds Homeowners Association, Inc.

BOARD MEETING

March 3, 2022 rescheduled from February 24, 2022 – 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
Board member absentee: Adam Valenzuela - HOA Administration attendee: Elizabeth Rojel

Call to order – 6:05 pm

1. Open forum

No

2. Approval of minutes from the prior meeting:
<https://home.85705ww.com/board/220127.bod.minutes.pdf>

Motion to approve: Toni Swartz

Second: Dan Chandler

In favor: 4 Against: 0 - Motion carries

3. Reports

a) President's report – as it is the beginning of the month, the financials reflect the full month of February and the beginning of March.

b) Treasurer's report

i. Financial statements

ii. Budget performance (accrual basis)

<https://home.85705ww.com/board/220224.bod.financials.pdf>

Motion to approve financial statements: Dan Chandler

Second: Toni Swartz

In favor: 4 Against: 0 - Motion carries

- iii. Motion to adjust the budget timing for the water and sewer line inspection: Dan Chandler
Second: Toni Swartz
In favor: 4 Against: 0 - Motion carries

- iv. CoT utility recovery fee - recovery status – 82.16%

Note: the recovery rate is too low and requires further analysis based upon the water and sewer line inspection – the target recovery rate is 85%.

c) Committee/function reports

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

4. Prior business

a) Fencing

- i. Consider video camera options as alternative to fencing throughout the community based on the effectiveness of the one installed by 4139
- ii. Discuss the notion of a large “No Trespassing” sign with FastSigns, similar to the structure installed last year

- b) Water and sewer line maintenance – visit Woods Plumbing to review recommendations to date and the system diagram and to discuss next steps in completing the work

5. New business

- a) Complete Landscaping cactus review – in progress: recommend removing infected cacti
- b) Rules and Regulations review – to be completed by the next meeting for distribution in April, especially to address the insurance issue; review rules and regulations from similar properties

Meeting adjourn – 7:01 pm