

Western Winds Homeowners Association, Inc.

BOARD MEETING

March 24, 2022 – 6:00 PM

in the home of:

NIGEL BROOKS
Tucson, Arizona 85705

MINUTES

Board Member attendees: Nigel Brooks, Dan Chandler, and Martin Kaplan (by phone)
Board member absentees: Toni Swartz and Adam Valenzuela

Call to order – 6:00 pm

1. Open forum

No

2. Approval of minutes from the prior meeting:

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

Motion to approve: Martin Kaplan

Second: Dan Chandler

In favor: 3 Against: 0 - Motion carries

3. Reports

a) President's report – Board meetings will recommence at Woods Library on May 14 at 11:00 am

b) Treasurer's report

i. Financial statements

ii. Budget performance (accrual basis)

<https://home.85705ww.com/board/220324.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/220324.bod.ProfitandLoss.pdf>

Motion to approve financial statements: Martin Kaplan

Second: Dan Chandler

In favor: 3 Against: 0 - Motion carries

iii. Motion to move the remaining unused additional property maintenance budget to the utility inspection budget: Dan Chandler

Second: Martin Kaplan

In favor: 3 Against: 0 - Motion carries

iv. CoT utility recovery fee - recovery status – 81%

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%

v. Tax returns – all filed

vi. Insurance update – meeting with Farmers Insurance scheduled for mid April

c) Committee/function reports

i. Nominating - none

ii. Architectural - none

iii. Landscaping – additional maintenance for 4169, 4172, and the curbs

iv. Maintenance - none

4. Prior business

a) 4144 ballot update: 36 votes received plus one pledge

b) Water and sewer line maintenance – work underway

c) Community signs – work underway

d) Rules and regulations review – deferred to next meeting

5. New business

a) Speed limit sign – request denied by the City of Tucson

b) Return to Woods Library on May 14, 2022

Meeting adjourn – 6:50 pm