

Western Winds Homeowners Association, Inc.

BOARD MEETING

April 28, 2022 – 6:00 PM

in the home of:

NIGEL BROOKS
Tucson, Arizona 85705

MINUTES

Board Member attendees: Nigel Brooks, Dan Chandler, and Toni Swartz
Board member absentees: Martin Kaplan 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/220324.bod.minutes.pdf>

Motion to approve: Dan Chandler

Second: Nigel Brooks

In favor: 2 Against: 0 Abstain: 1 - Motion carries

3. Reports

a) President's report – sewer and water system review has revealed reasons for prior misdiagnosed problems
am

b) Treasurer's report

i. Financial statements

ii. Budget performance (accrual basis)

<https://home.85705ww.com/board/220428.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/220428.bod.ProfitandLoss.pdf>

Motion to approve financial statements: Toni Swartz

Second: Dan Chandler

In favor: 3 Against: 0 - Motion carries

iii. Motion to move the remaining unused utility recovery budget to the period:

Toni Swartz

Second: Dan Chandler

In favor: 3 Against: 0 - Motion carries

iv. CoT utility recovery fee - recovery status – 80.72%

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 – 4147 approval review

iii. Landscaping – none

iv. Maintenance - none

4. Prior business

a) Completion of Fastsigns project – new quotes requested

b) 4169 palm tree request in process; 4172 request completed

5. New business

a) Nominating committee and board member pledge to be discussed at May 14, 2022 meeting

b) Insurance certification process underway

c) 4160 walkway repair in process

d) 4162 request for fencing in process

e) Woods Plumbing recommendations review and special assessment proposal – under discussion

f) Utility recovery policy – to be developed

Meeting adjourn – 7:20 pm