

# Western Winds Homeowners Association, Inc.

## Board Meeting Agenda

Date: May 14, 2022

Time: 11:00 am

Place: Woods Library

Regular session:

1. Call to order
2. Open forum
3. Approval of minutes from the prior meeting
4. Reports
  - a) President's report – welcome homeowners
  - b) Treasurer's report
    - i. Financial condition and activity
    - ii. Utility recovery
    - iii. Budget review, adjustments, and proposed revisions
    - iv. Reserve plan review and adjustments
  - c) Committee/function reports
    - i. Nominating
    - ii. Architectural
    - iii. Landscaping – 4169 and 4172 palm tree maintenance
    - iv. Property Management – 4160 walkway repair
5. Prior business
  - a) Nominating committee and board member pledge status
  - b) Insurance review and certification
  - c) 4162 request for fencing
  - d) Woods Plumbing recommendations review
  - e) Utility recovery policy
6. New business
  - a) 4140 walkway repair
  - b) Speed limit sign status
  - c) Proposed census
7. Other business
  - a) Resignation of Martin Kaplan
8. Adjourn to executive session

# 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 misdisagnosed 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

# Western Winds HOA

## Balance Sheet As of April 30, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Bank of America - Operating 457038317800	6,319.38
Bank of America - Reserve 457042839662	3,021.57
Bank of America - Restricted Reserve	3,885.00
<b>Total Bank Accounts</b>	<b>\$13,225.95</b>
Accounts Receivable	
Accounts Receivable	(2,406.09)
<b>Total Accounts Receivable</b>	<b>\$ (2,406.09)</b>
Other Current Assets	
Inventory - Office Supplies	33.68
Prepaid Expenses	
Prepaid Insurance - Hazard	917.64
Prepaid Insurance - Workman's Compensation	42.62
Prepaid Insurance Common Area	1,776.00
<b>Total Prepaid Expenses</b>	<b>2,736.26</b>
Prepaid Homeowner Dues Offset	3,469.38
<b>Total Other Current Assets</b>	<b>\$6,239.32</b>
<b>Total Current Assets</b>	<b>\$17,059.18</b>
Fixed Assets	
Contributed Land - 105-12-284A	500.00
Contributed Land - 105-12-2850	500.00
<b>Total Fixed Assets</b>	<b>\$1,000.00</b>
<b>TOTAL ASSETS</b>	<b>\$18,059.18</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Expenses	
Accrued City of Tucson Utility	37.48
Accrued Landscaping	1,130.00
Accrued Legal Fees	100.00
Accrued Property Maintenance	740.00
<b>Total Accrued Expenses</b>	<b>2,007.48</b>
Prepaid homeowner dues	3,469.38
<b>Total Other Current Liabilities</b>	<b>\$5,476.86</b>
<b>Total Current Liabilities</b>	<b>\$5,476.86</b>
<b>Total Liabilities</b>	<b>\$5,476.86</b>



# Western Winds HOA

## Balance Sheet

As of April 30, 2022

	TOTAL
Equity	
Contributed Land	1,000.00
Operating funds	4,675.75
Reserve funds - Restricted	3,885.00
Reserve funds - Unrestricted	3,021.57
Retained Earnings	0.00
Net Income	0.00
<b>Total Equity</b>	<b>\$12,582.32</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$18,059.18</b>

# Western Winds HOA

Budget vs. Actuals: FY2022 Budget - FY22 P&L

January - April, 2022

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
Income						
Revenue						
HOA Dues						
CoT Utility Recovery Fee @ \$44 per unit	6,512.00	6,512.00	0.00	0.00	100.00 %	0.00 %
Regular Assessment	18,648.00	18,648.00	0.00	0.00	100.00 %	0.00 %
<b>Total HOA Dues</b>	<b>25,160.00</b>	<b>25,160.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00 %</b>	<b>0.00 %</b>
Interest - Reserves	0.33		0.33	(0.33)		
Net Convenience Fees						
Gross Convenience Fees	63.00		63.00	(63.00)		
<b>Total Net Convenience Fees</b>	<b>63.00</b>		<b>63.00</b>	<b>(63.00)</b>		
Reimbursable Expenses	450.00		450.00	(450.00)		
Transfer Fees	25.00		25.00	(25.00)		
<b>Total Revenue</b>	<b>25,698.33</b>	<b>25,160.00</b>	<b>538.33</b>	<b>(538.33)</b>	<b>102.14 %</b>	<b>(2.14 %)</b>
<b>Total Income</b>	<b>\$25,698.33</b>	<b>\$25,160.00</b>	<b>\$538.33</b>	<b>\$ (538.33)</b>	<b>102.14 %</b>	<b>(2.14 %)</b>
Cost of Goods Sold						
Cost of Sales						
Cost of PayPal Processing Fees	60.03		60.03	(60.03)		
Cost of Reimbursable Expenses	450.00		450.00	(450.00)		
<b>Total Cost of Sales</b>	<b>510.03</b>		<b>510.03</b>	<b>(510.03)</b>		
<b>Total Cost of Goods Sold</b>	<b>\$510.03</b>	<b>\$0.00</b>	<b>\$510.03</b>	<b>\$ (510.03)</b>	<b>0.00%</b>	<b>0.00%</b>
<b>GROSS PROFIT</b>	<b>\$25,188.30</b>	<b>\$25,160.00</b>	<b>\$28.30</b>	<b>\$ (28.30)</b>	<b>100.11 %</b>	<b>(0.11 %)</b>
Expenses						
Operating Expenses						
General and Administrative						
Accounting and Tax Preparation	572.84	625.00	(52.16)	52.16	91.65 %	8.35 %
Bank Charges		60.00	(60.00)	60.00		100.00 %
HOA Management	1,395.00	2,400.00	(1,005.00)	1,005.00	58.13 %	41.88 %
Legal	1,180.00	1,400.00	(220.00)	220.00	84.29 %	15.71 %
Office Supplies	418.38	320.00	98.38	(98.38)	130.74 %	(30.74 %)
Postage	216.41	160.00	56.41	(56.41)	135.26 %	(35.26 %)
Statutory Agent	149.00	199.00	(50.00)	50.00	74.87 %	25.13 %
UPS Store	173.21	0.00	173.21	(173.21)		
Website	20.17	19.00	1.17	(1.17)	106.16 %	(6.16 %)
<b>Total General and Administrative</b>	<b>4,125.01</b>	<b>5,183.00</b>	<b>(1,057.99)</b>	<b>1,057.99</b>	<b>79.59 %</b>	<b>20.41 %</b>
Insurance						
Hazard	2,447.00	2,480.00	(33.00)	33.00	98.67 %	1.33 %
WCI	170.32	200.00	(29.68)	29.68	85.16 %	14.84 %
<b>Total Insurance</b>	<b>2,617.32</b>	<b>2,680.00</b>	<b>(62.68)</b>	<b>62.68</b>	<b>97.66 %</b>	<b>2.34 %</b>
Landscaping						
Contracted	4,284.00	4,400.00	(116.00)	116.00	97.36 %	2.64 %
Maintenance	1,130.00	1,400.00	(270.00)	270.00	80.71 %	19.29 %
<b>Total Landscaping</b>	<b>5,414.00</b>	<b>5,800.00</b>	<b>(386.00)</b>	<b>386.00</b>	<b>93.34 %</b>	<b>6.66 %</b>
Property Maintenance						
General	1,762.10	1,000.00	762.10	(762.10)	176.21 %	(76.21 %)
Plumbing		200.00	(200.00)	200.00		100.00 %
<b>Total Property Maintenance</b>	<b>1,762.10</b>	<b>1,200.00</b>	<b>562.10</b>	<b>(562.10)</b>	<b>146.84 %</b>	<b>(46.84 %)</b>
Utilities						

# Western Winds HOA

Budget vs. Actuals: FY2022 Budget - FY22 P&L

January - April, 2022

	TOTAL					
	ACTUAL	BUDGET	OVER BUDGET	REMAINING	% OF BUDGET	% REMAINING
City of Tucson Utility - 49837-515		8,000.00	(8,000.00)	8,000.00		100.00 %
00 - Accrued	(101.45)		(101.45)	101.45		
10 - 4180, 4182	532.08		532.08	(532.08)		
12 - 4185, 4187, 4189	502.49		502.49	(502.49)		
14 - 4190, 4192, 4194	462.68		462.68	(462.68)		
16 - 4193, 4195, 4197, 4199	854.42		854.42	(854.42)		
18 - 4150, 4152	600.33		600.33	(600.33)		
20 - 4160, 4162	418.84		418.84	(418.84)		
22 and 26 - 4165, 4167, 4169, 4175, 4177, 4179	1,486.00		1,486.00	(1,486.00)		
24 - 4170, 4172	357.28		357.28	(357.28)		
28 - 4133, 4135, 4137, 4139	986.72		986.72	(986.72)		
30 - 4145, 4147, 4149, 4155, 4157, 4159	999.01		999.01	(999.01)		
32 - 4140, 4142, 4144	833.36		833.36	(833.36)		
<b>Total City of Tucson Utility - 49837-515</b>	<b>7,931.76</b>	<b>8,000.00</b>	<b>(68.24)</b>	<b>68.24</b>	<b>99.15 %</b>	<b>0.85 %</b>
TEP	1,081.58	1,080.00	1.58	(1.58)	100.15 %	(0.15 %)
<b>Total Utilities</b>	<b>9,013.34</b>	<b>9,080.00</b>	<b>(66.66)</b>	<b>66.66</b>	<b>99.27 %</b>	<b>0.73 %</b>
<b>Total Operating Expenses</b>	<b>22,931.77</b>	<b>23,943.00</b>	<b>(1,011.23)</b>	<b>1,011.23</b>	<b>95.78 %</b>	<b>4.22 %</b>
Taxes						
ACC	10.00	10.00	0.00	0.00	100.00 %	0.00 %
Income	50.00	50.00	0.00	0.00	100.00 %	0.00 %
<b>Total Taxes</b>	<b>60.00</b>	<b>60.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00 %</b>	<b>0.00 %</b>
<b>Total Expenses</b>	<b>\$22,991.77</b>	<b>\$24,003.00</b>	<b>\$ (1,011.23)</b>	<b>\$1,011.23</b>	<b>95.79 %</b>	<b>4.21 %</b>
<b>NET OPERATING INCOME</b>	<b>\$2,196.53</b>	<b>\$1,157.00</b>	<b>\$1,039.53</b>	<b>\$ (1,039.53)</b>	<b>189.85 %</b>	<b>(89.85 %)</b>
Other Income						
Operating income xfer	(2,196.53)		(2,196.53)	2,196.53		
Reserve Expenses Xfer	11,018.84		11,018.84	(11,018.84)		
<b>Total Other Income</b>	<b>\$8,822.31</b>	<b>\$0.00</b>	<b>\$8,822.31</b>	<b>\$ (8,822.31)</b>	<b>0.00%</b>	<b>0.00%</b>
Other Expenses						
Additional Property Management per WW	2,013.84	2,013.84	0.00	0.00	100.00 %	0.00 %
Termites-Treat (2022 and 2023)	3,885.00	3,885.00	0.00	0.00	100.00 %	0.00 %
Utility Lines- Repair	5,120.00	3,486.16	1,633.84	(1,633.84)	146.87 %	(46.87 %)
<b>Total Other Expenses</b>	<b>\$11,018.84</b>	<b>\$9,385.00</b>	<b>\$1,633.84</b>	<b>\$ (1,633.84)</b>	<b>117.41 %</b>	<b>(17.41 %)</b>
<b>NET OTHER INCOME</b>	<b>\$ (2,196.53)</b>	<b>\$ (9,385.00)</b>	<b>\$7,188.47</b>	<b>\$ (7,188.47)</b>	<b>23.40 %</b>	<b>76.60 %</b>
<b>NET INCOME</b>	<b>\$0.00</b>	<b>\$ (8,228.00)</b>	<b>\$8,228.00</b>	<b>\$ (8,228.00)</b>	<b>0.00 %</b>	<b>100.00 %</b>



# Western Winds HOA

## Budget Overview: FY2022 Budget - FY22 P&L

January - December 2022

	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 2022	OCT 2022	NOV 2022	DEC 2022	TOTAL
<b>Income</b>													
Revenue													\$0.00
HOA Dues													\$0.00
CoT Utility Recovery Fee @ \$44 per unit	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	1,628.00	\$19,536.00
Regular Assessment	4,662.00	4,662.00	4,662.00	4,662.00	4,662.00	4,662.00	4,662.00	4,662.00	4,662.00	4,662.00	4,662.00	4,662.00	\$55,944.00
<b>Total HOA Dues</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>\$75,480.00</b>
<b>Total Revenue</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>6,290.00</b>	<b>\$75,480.00</b>
<b>Total Income</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$75,480.00</b>
<b>GROSS PROFIT</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$6,290.00</b>	<b>\$75,480.00</b>
<b>Expenses</b>													
Operating Expenses													\$0.00
General and Administrative													\$0.00
Accounting and Tax Preparation	100.00	325.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,425.00
Bank Charges	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	\$180.00
HOA Management	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	\$7,200.00
Legal	100.00	100.00	1,100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$2,200.00
Office Supplies	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	\$960.00
Postage	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	75.00	40.00	40.00	\$515.00
Statutory Agent	0.00	49.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$199.00
UPS Store	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$175.00
Website	0.00	19.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$19.00
<b>Total General and Administrative</b>	<b>935.00</b>	<b>1,228.00</b>	<b>2,085.00</b>	<b>935.00</b>	<b>1,110.00</b>	<b>935.00</b>	<b>935.00</b>	<b>935.00</b>	<b>935.00</b>	<b>970.00</b>	<b>935.00</b>	<b>935.00</b>	<b>\$12,873.00</b>
Insurance													\$0.00
Hazard	620.00	620.00	620.00	620.00	620.00	385.00	150.00	150.00	150.00	150.00	150.00	150.00	\$4,385.00
WCI	50.00	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	\$300.00
<b>Total Insurance</b>	<b>670.00</b>	<b>670.00</b>	<b>670.00</b>	<b>670.00</b>	<b>670.00</b>	<b>435.00</b>	<b>150.00</b>	<b>150.00</b>	<b>150.00</b>	<b>150.00</b>	<b>150.00</b>	<b>150.00</b>	<b>\$4,685.00</b>
Landscaping													\$0.00
Contracted	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	\$13,800.00
Maintenance	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	\$4,200.00
<b>Total Landscaping</b>	<b>1,450.00</b>	<b>1,450.00</b>	<b>1,450.00</b>	<b>1,450.00</b>	<b>1,450.00</b>	<b>1,450.00</b>	<b>1,550.00</b>	<b>1,550.00</b>	<b>1,550.00</b>	<b>1,550.00</b>	<b>1,550.00</b>	<b>1,550.00</b>	<b>\$18,000.00</b>
Property Maintenance													\$0.00
General	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
Plumbing	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
<b>Total Property Maintenance</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>300.00</b>	<b>\$3,600.00</b>
Utilities													\$0.00
City of Tucson Utility - 49837-515	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$24,000.00
TEP	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	\$3,240.00
<b>Total Utilities</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>2,270.00</b>	<b>\$27,240.00</b>
<b>Total Operating Expenses</b>	<b>5,625.00</b>	<b>5,918.00</b>	<b>6,775.00</b>	<b>5,625.00</b>	<b>5,800.00</b>	<b>5,390.00</b>	<b>5,205.00</b>	<b>5,205.00</b>	<b>5,205.00</b>	<b>5,240.00</b>	<b>5,205.00</b>	<b>5,205.00</b>	<b>\$66,398.00</b>
Taxes													\$0.00
ACC	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$10.00
Income	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$50.00
Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	\$20.00
<b>Total Taxes</b>	<b>0.00</b>	<b>60.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$80.00</b>
<b>Total Expenses</b>	<b>\$5,625.00</b>	<b>\$5,978.00</b>	<b>\$6,775.00</b>	<b>\$5,625.00</b>	<b>\$5,800.00</b>	<b>\$5,390.00</b>	<b>\$5,205.00</b>	<b>\$5,205.00</b>	<b>\$5,205.00</b>	<b>\$5,260.00</b>	<b>\$5,205.00</b>	<b>\$5,205.00</b>	<b>\$66,478.00</b>
<b>NET OPERATING INCOME</b>	<b>\$665.00</b>	<b>\$312.00</b>	<b>\$-485.00</b>	<b>\$665.00</b>	<b>\$490.00</b>	<b>\$900.00</b>	<b>\$1,085.00</b>	<b>\$1,085.00</b>	<b>\$1,085.00</b>	<b>\$1,030.00</b>	<b>\$1,085.00</b>	<b>\$1,085.00</b>	<b>\$9,002.00</b>
<b>Other Expenses</b>													
Additional Property Management per WW	0.00	0.00	2,013.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,013.84
Termites-Treat (2022 and 2023)	3,885.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,885.00	\$7,770.00
Utility Lines- Repair	0.00	500.00	2,000.00	986.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$3,486.16
<b>Total Other Expenses</b>	<b>\$3,885.00</b>	<b>\$500.00</b>	<b>\$4,013.84</b>	<b>\$986.16</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,885.00</b>	<b>\$13,270.00</b>
<b>NET OTHER INCOME</b>	<b>\$-3,885.00</b>	<b>\$-500.00</b>	<b>\$-4,013.84</b>	<b>\$-986.16</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-3,885.00</b>	<b>\$-13,270.00</b>
<b>NET INCOME</b>	<b>\$-3,220.00</b>	<b>\$-188.00</b>	<b>\$-4,498.84</b>	<b>\$-321.16</b>	<b>\$490.00</b>	<b>\$900.00</b>	<b>\$1,085.00</b>	<b>\$1,085.00</b>	<b>\$1,085.00</b>	<b>\$1,030.00</b>	<b>\$1,085.00</b>	<b>\$-2,800.00</b>	<b>\$-4,268.00</b>



Western Winds Homeowners Association

Revised: 5/14/2022

Amounts in \$

Per Association Reserves:

Expenses per Reserve Study

Monuments – Refurbish  
Community Sign Replace  
Asphalt – Repave  
Asphalt – Seal/Repair  
Concrete – Repair  
Carport Buildings – Repaint  
Block/Stucco Walls Repair  
Stucco Walls Repaint  
Wood Fence Replace  
Metal Fence Replace  
Landscape Rock – Replenish  
Trees – Remove/Replace (Ongoing)  
Trees – Trim/Remove  
Alleyway – Clean  
Termites – Treat (2022 and 2023)  
Termites – Treat (Ongoing)  
Utility Lines – Repair

Total Reserve Fund Expenses

With additions from Western Winds

Additional Property Management

Total Reserve Fund Expenses (AR + WW)

Reserve Study Plan

	Total	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
7,164									7,164		
5,030											
122,987										122,987	
62,546											7,601
44,806			5,000					5,796			9,501
58,522					7,957						
56,122			20,000								
18,387			2,500						2,985		
10,521											
9,426											
16,688											
31,844								4,637			
1,200			1,200								
31,708				2,060			2,251			2,460	
4,017		7,800	4,017								17,101
220,447					14,322			15,650			
56,078		5,120									
757,493	12,920	32,717	2,060	22,279	0	2,251	26,083	10,149	125,447	34,203	
4,000	2,014										
761,493	14,934	32,717	2,060	22,279	0	2,251	26,083	10,149	125,447	34,203	



Western Winds Homeowners Association		Reserve Study Plan										
Revised: 5/14/2022		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Amounts in \$												
Per Association Reserves:												
Expenses per Reserve Study												
Monuments – Refurbish							1,966					
Community Sign Replace												
Asphalt – Repave									9,628			
Asphalt – Seal/Repair			6,720		8,555			7,790				
Concrete – Repair												
Carport Buildings – Repaint												
Block/Stucco Walls Repair												
Stucco Walls Repaint					3,564						4,256	10,521
Wood Fence Replace												
Metal Fence Replace												
Landscape Rock – Replenish		6,524										
Trees – Remove/Replace (Ongoing)			5,376					6,232				
Trees – Trim/Remove												
Alleyway – Clean			2,688						3,209			3,507
Termites – Treat (2022 and 2023)												
Termites – Treat (Ongoing)				18,687			20,420			22,313		19,289
Utility Lines – Repair		10,867										33,317
Total Reserve Fund Expenses		17,391	14,784	18,687	12,119	2,937	33,730	14,022	12,837	22,313	4,256	33,317
With additions from Western Winds												
Additional Property Management												
Total Reserve Fund Expenses (AR + WW)		17,391	14,784	18,687	12,119	2,937	33,730	14,022	12,837	22,313	4,256	33,317



Western Winds Homeowners Association

Revised: 5/14/2022

Amounts in \$

Reserve Study Plan

Per Association Reserves:

Expenses per Reserve Study

Monuments – Refurbish

Community Sign Replace

Asphalt – Repave

Asphalt – Seal/Repair

Concrete – Repair

Carport Buildings – Repaint

Block/Stucco Walls Repair

Stucco Walls Repaint

Wood Fence Replace

Metal Fence Replace

Landscape Rock – Replenish

Trees – Remove/Replace (Ongoing)

Trees – Trim/Remove

Alleyway – Clean

Termites – Treat (2022 and 2023)

Termites – Treat (Ongoing)

Utility Lines – Repair

Total Reserve Fund Expenses

With additions from Western Winds

Additional Property Management

Total Reserve Fund Expenses (AR + WW)

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Monuments – Refurbish										3,064
Community Sign Replace										
Asphalt – Repave										
Asphalt – Seal/Repair	10,837				12,197				13,728	
Concrete – Repair	9,031					10,469				
Carport Buildings – Repaint	13,546						16,174			
Block/Stucco Walls Repair	36,122				5,082					
Stucco Walls Repaint										
Wood Fence Replace										9,426
Metal Fence Replace					10,164					
Landscape Rock – Replenish	7,224					8,375				
Trees – Remove/Replace (Ongoing)						4,188			4,576	
Trees – Trim/Remove										
Alleyway – Clean			3,832							
Termites – Treat (2022 and 2023)				26,643						31,814
Termites – Treat (Ongoing)	24,383						29,114			25,922
Utility Lines – Repair										
Total Reserve Fund Expenses	101,143	0	3,832	26,643	27,443	23,032	45,288	0	18,304	70,226
With additions from Western Winds										
Additional Property Management										
Total Reserve Fund Expenses (AR + WW)	101,143	0	3,832	26,643	27,443	23,032	45,288	0	18,304	70,226

# Western Winds HOA

## Statement of Cash Flows

April 2022

	TOTAL
OPERATING ACTIVITIES	
Net Income	0.00
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable	65.00
Prepaid Expenses:Prepaid Insurance - Hazard	611.75
Prepaid Expenses:Prepaid Insurance - Workman's Compensation	42.58
Prepaid Expenses:Prepaid Insurance Common Area	(1,776.00)
Prepaid Homeowner Dues Offset	(2,191.58)
Accounts Payable	0.00
Accrued Expenses:Accrued Accounting	0.00
Accrued Expenses:Accrued HOA Admin	(120.00)
Accrued Expenses:Accrued Landscaping	1,130.00
Accrued Expenses:Accrued Property Maintenance	(2,273.84)
Prepaid homeowner dues	2,191.58
<b>Total Adjustments to reconcile Net Income to Net Cash provided by operations:</b>	<b>(2,320.51)</b>
<b>Net cash provided by operating activities</b>	<b>\$ (2,320.51)</b>
FINANCING ACTIVITIES	
Operating funds	(1,324.25)
Reserve funds - Restricted	3,885.00
Reserve funds - Unrestricted	(6,505.00)
<b>Net cash provided by financing activities</b>	<b>\$ (3,944.25)</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>\$ (6,264.76)</b>
Cash at beginning of period	19,490.71
<b>CASH AT END OF PERIOD</b>	<b>\$13,225.95</b>

# Western Winds HOA

## Expenses by Vendor Summary

January - April, 2022

	TOTAL
Arizona Department of Revenue	60.00
Arizona Registered Agents	149.00
Armando Rodriquez	87.50
City of Tucson	7,931.76
Community Association Underwriters	2,617.32
Complete Landscaping	5,414.00
Dora Ontiveros - Land Purchase Cost	444.66
Fast Signs	2,013.84
Fletcher's Termite Control	3,885.00
GoDaddy	20.17
Hill & Hill Accounting	225.00
Home Depot	24.97
Jae Services LLC	1,395.00
McEvoy, Daniels, & Darcy, PC	780.00
Nathan's Handyman Service	1,480.00
Office Max	328.09
PayPal	60.03
QuickBooks	347.84
Target	95.63
The Brown Law Group, PLLC	400.00
Toni Swartz - reimbursement	169.63
Tucson Electric Power Co	1,081.58
UPS Store	173.21
USPS	216.41
Woods Plumbing	5,120.00
TOTAL	<b>\$34,520.64</b>

Cost 510.03

Op Ex + T 22991.77

OE(L) 11018.84

34520.64



# Western Winds Homeowners Association, Inc.

405 East Wetmore Road, #117-170, Tucson, Arizona 85705

hoa@85705ww.com 85705ww.com

## BOARD CANDIDATE PLEDGE AND RECOMMENDATION

I hereby pledge that I am submitting my name as a candidate for the board of directors of Western Winds Homeowners Association for a three year term commencing on January 1, 2023 and ending on December 31, 2025.

Signed:

Name:

Lot:

Address:

\* \* \* \* \*

Article IV of the Association's bylaws allow for non members of the Association, such as family members who are not on the member homeowner's title, to be elected to the board.

Therefore, I am recommending that:

Name:

Phone number:

Email address

Mailing address:

be considered by the nominating committee of the current board of directors for a future term.

Signed:

Name:

Lot:

Address:

As of May 12, 2022

Lot	Unit	Name	Cert
1	4199	Loustaunau	X
2	4197	Corrales	
3	4195	Watson	
4	4193	Kaplan	
5	4189	Barreda	
6	4185	Birchwood	X
7	4187	Brooks	X
8	4177	Keegan	
9	4179	Buffinton	
10	4175	Guajardo	
11	4169	Valenzuela	
12	4165	Norris	
13	4167	Holtan	
14	4157	Granillo	X
15	4159	Gonzales	
16	4155	Chandler	X
17	4149	Alisah	X
18	4145	Li	
19	4147	Swartz	X
20	4139	Murillo	X
21	4137	Acedo	
22	4135	Urias	
23	4133	Ramirez	X
24	4140	Whitman	
25	4142	Ruiz	
26	4144	Ontiveros	
27	4150	Rendon	
28	4152	Valdivia	X
29	4160	Sliffe	X
30	4162	Melgoza	
31	4170	Brown	X
32	4172	Mires	
33	4180	Trudeau	
34	4182	Coronado	
35	4190	Morvay	X
36	4192	Montagnini	
37	4194	Hutchinson	

## WOODS PLUMBING RECOMMENDATIONS

Service Call Sewer Camera Inspection 3 day camera inspection on all 37 condo units

Units #4170 and #4172 where the only units that could not be located. drain was very restricted with camera and had a signal interruption with locator. This can be caused by a large batterie or generator in building?

Located all drain exits and clean outs marked on sewer diagram sheet. All lines are ran 34" ABS sewer pipe to street connecting to original clay sewer line in street. Found 5 issues with sewer line 4 pipe belly's seen as wavy lines on diagram and 1 root clump Small Root clump is in clay connection on side of pipe just after Abs into street in front of unit #4145. this root does not seem to be an issue or looks that its glowing. also its not directly in the flow of waste. street repairs start at a minimum \$6,000 can give updated price upon request as this requires a 3rd party contractor to dig the street

Belly effecting units #4133 #4135 #4157 #4167 #4177 #4193 #4195 #4197 #4199 Pipe belly's are a drop/settlement in the ground causing standing water as the water is trapped due to inclines on both ends of standing water.

If the pipe has had enough fall to begin with it can be corrected by digging it up lifting back to maintain proper pitch.

If the pipe never had enough pitch from install then there is no room for correction. Both ends of the pipe with standing water will need to be dug up and measured to see if it's possible to correct line with enough fall.

Half of the units does not have ground clean out access and only access would be to pull a toilet or use the sewer vents on roof. Proposal list shows all issues and recommendations. can give reduced bulk price if requested option for clean outs to be installed on each unit.

Water line issues High water usage from multiple units. Could not perform a water leak isolation test as some valves are missing handles or just inoperable. Main unit shut off valves will need to be done on select units so we can perform a water leak isolation test to see if main water line can hold pressure under test. #4135 #4139 #4160 #4170 #4172 Also can see that when unit water meters where installed it lowered the durability of the line on how they where installed. this makes it difficult to replace unit shut off valves with the meter connections below in pvc. could not access units #4147 and #4167 as water line is behind fence. to see conditions.

Proposed recommendation – clean outs

Drain line for units #4193#4199 Dig up main sewer line and install a two way clean out for access to main sewer line to street. between sidewalk and parking curb next to new sign location. This line has no clean outs visible and could not reach street connection was 15' short from using roof vent. black top repair if needed by us and relandscape Work area. Clean outs can be added to any unit at this price. recommend each unit to have clean outs for service access with out having to get nm on roof with equipment.

Proposed recommendation – water valves

Proposal Work Replace 1" water shut off valve with a new 1/4 turn valve and hose bib.

most valves are half way in wall/stuck and requires more work. also from experience #4145. if the lower connection from the addon water meters per unit start leaking I will be forced to abandon them or reconnect them properly.

recommend removal of meters when replacing unit shut off valves and any irrigation backflow that have been abandoned.

Units that need a new main water shut off at building #4135,#4139,#4160,#4170,#4172 \$450 each insulate and wrap copper lines \$590 to reconnect meters if they start leaking. Two priced given

Proposed recommendation – sewer pipe bellies

Work done to see if pipe can be corrected by digging up both ends and measuring fall to see if pitch can be maintained proper fall. or just move to digging up entire line for correction. #4133#4135. \$500 #4157 \$700 black top patch #4167#4177 \$600

Proposed recommendations – sewer belly corrections

Multiple prices given add total. Dig up main sewer lines that have negative pitch and attempt to correct. #4133#4135 \$2,500 #4157. \$3,600 black top repair #4167#4177. \$4,600 crossing fences #4193#4199. \$8,200 black top and fence lines.

With high traffic sewer lines belly's dont get a chance to dry and build up. does this line back up often?

repair any water or irrigation lines hit. relandscape work area upon completion.



- S = Water & Sewer entry
- Single Clean out
- Two way Clean out

# Sewer run diagram





water meter  
location from street  
and units off of  
each unit

4190  
m7  
E1  
4182, 4180  
m8  
E2  
4172, 4170  
m9  
E3  
4160, 4162  
m10  
E4  
4150, 4152  
m11  
E5  
4139, 4137  
4135, 4133  
m12  
E6

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# **Western Winds Homeowners Association, Inc.**

## **Board Meeting Agenda**

Date: May 14, 2022

Time: 11:00 am

Place: Woods Library

Executive session:

1. Receivables review
2. Legal issues
3. Assessment issues
4. Violation issues
5. Contractual issues