

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

May 14, 2022 – 11:00 am

Woods Library

MINUTES

Board Member attendees: Nigel Brooks, Dan Chandler, and Toni Swartz

Board member absentee: Adam Valenzuela

Various homeowner attendees

Call to order – 11:00 am

1. Open forum

- Fee projections for 2023 and 2024
- Budget and reserve plan discussion
- Water and sewer system discussion
- Utility recovery issues
- Insurance discussion
- Management company effectiveness discussion
- Board member participation discussion

2. Approval of minutes from the prior meeting:

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

Motion to approve: Toni Swartz

Second: Dan Chandler

In favor: 3 Against: 0 - Motion carries

3. Reports

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

b) Treasurer's report

- i. Financial statements
- ii. Budget performance (accrual basis)

<https://home.85705ww.com/board/220430.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/220430.bod.ProfitandLoss.pdf>

Motion to approve financial statements: Dan Chandler

Second: Toni Swartz

In favor: 3 Against: 0 - Motion carries

iii. Motion to move the \$1,480 from operating expenses to reserve expenses:

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 – none

iii. Landscaping – palm tree maintenance: 4169 to be scheduled; 4172 complete

iv. Property management – 4160 walkway repair complete

4. Prior business

a) Nominating committee and board member pledge process – no results so far

b) Insurance certification process underway – certifications coming in slowly

c) 4162 request for fencing in process

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

5. New business

a) 4140 walkway repair being quoted

b) Speed limit sign to be installed on May 31, 2022

c) Census planned for June

6. Other business

a) Martin Kaplan has (orally) resigned from the board

Meeting adjourn – 12:30 pm