

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

July 9, 2022 – 11:00 am

Woods Library

MINUTES

Board Member attendees: Nigel Brooks and Toni Swartz
Board member absentees: Dan Chandler and Adam Valenzuela

Call to order – 11:00 am

1. Open forum

- Review of note from Debora Norris – response will be in a letter to homeowners dated August 1, 2022

2. Approval of minutes from the prior meeting:

<https://home.85705ww.com/board/220514.bod.minutes.pdf>

Motion to approve: Toni Swartz

Second: Nigel Brooks

In favor: 2 Against: 0 - Motion carries

3. Reports

a) President's report – sewer and water system continues to be a problem

b) Treasurer's report

- Financial statements
- Budget performance (accrual basis)

<https://home.85705ww.com/board/220630.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/220630.bod.ProfitandLoss.pdf>

Motion to approve financial statements: Toni Swartz

Second: Nigel Brooks

In favor: 2 Against: 0 - Motion carries

- CoT utility recovery fee - recovery status – 81.4%

4. Prior business

- i. Census – in progress
- ii. Nominating committee and board member pledges – no progress
- iii. Insurance review and certification – in progress
- iv. 4162 request for fencing – in progress – delay due to supply chain issues
- v. Woods Plumbing recommendations – next step: review June usage
- vi. Utility recovery policy - pending

5. New business

- i. 2023 reserve study plan – allocate \$2,750 to concrete repair; use regular assessment to boost reserves

6. Other business – none

Meeting adjourn – 12:20 pm