

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

August 13, 2022 – 11:00 am

Woods Library

MINUTES

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

Call to order – 11:00 am

1. Open forum

- 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/220709.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 continue to be a problem
- b) Treasurer's report

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

<https://home.85705ww.com/board/220731.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/220731.bod.ProfitandLoss.pdf>

Motion to approve: Toni Swartz

Second: Dan Chandler

In favor: 3 Against: 0 - Motion carries

iii. Preliminary budget proposal – approved for distribution to homeowners

Motion to approve: Toni Swartz

Second: Dan Chandler

In favor: 3 Against: 0 - Motion carries

iv. Utility recovery – over budget

Analysis of water bills shows a wide range of consumption between the clusters

4. Prior business - none

5. New business

- a) The Association has been in touch with Tucson Ward 3 regarding the homeless problem – as a result the Association is registering a Trespass Letter of Consent with the City of Tucson Police Department
- b) Proposed fines policy as suggested by Brown Law Group

Motion to approve: Toni Swartz

Second: Dan Chandler

In favor: 3 Against: 0 - Motion carries

- c) The board member nomination package will be sent out in September with a covering letter stating that it is vital the new members join the board in 2023.

6. Other business – none

Meeting adjourn: 1:10 pm