

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

October 8, 2022 – 11:00 am

Woods Library

MINUTES

Board Member attendees: Nigel Brooks and Dan Chandler

Board Member not in attendance: Toni Swartz

Various homeowner attendees

Call to order – 11:00 am

1. Open forum

- None

2. Approval of minutes from the prior meeting:

<https://home.85705ww.com/board/220910.bod.minutes.pdf>

Motion to approve: Dan Chandler

Second: Nigel Brooks

In favor: 2 Against: 0 - Motion carries

3. Reports

a) President's report – Limberlost Neighborhood Association meeting Saturday, October 15, 2022 at Limberlost Park

b) Treasurer's report

i. Financial statements

ii. Budget performance (accrual basis)

<https://home.85705ww.com/board/220930.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/220930.bod.ProftandLoss.pdf>

Motion to approve: Dan Chandler

Second: Nigel Brooks

In favor: 2 Against: 0 - Motion carries

- iii. 2023 budget has been updated to include a \$3,750 expenditure for the Stark Fencing Proposal for the east side – this will not affect homeowner dues, but will reduce the available reserves – budget has now been finalized and will be distributed to the homeowners in November

Motion to approve: Dan Chandler

Second: Nigel Brooks

In favor: 2 Against: 0 - Motion carries

- iv. Utility recovery – over budget – leaks seem to be a major problem

The Association has fixed a leak at the 4133 cluster, and has arranged for City of Tucson Water Department audits of the 4170 and 4193 clusters

- c) Nominating Committee – four nominations have been received for board members serving a term from January 1, 2023 to December 31, 2025 – ballots will be sent to the homeowners in late October

- 4. Prior business - Garbage removal project – guidelines will be published on the website

- 5. New business

- a) The board will review short-term rental policies

- 6. Other business – none

Meeting adjourn: 12:40 pm