

# Western Winds Homeowners Association, Inc.

## REGULAR BOARD MEETING

November 12, 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/221008.bod.minutes.pdf>

Motion to approve: Dan Chandler

Second: Nigel Brooks

In favor: 2      Against: 0 - Motion carries

3. Reports

a) President's report – Do not have a quorum yet for the annual general meeting.

b) Treasurer's report:

- Financial statements
- Budget performance (accrual basis)

<https://home.85705ww.com/board/221031.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/221031.bod.ProfitandLoss.pdf>

Motion to approve: Dan Chandler

Second: Nigel Brooks

In favor: 2      Against: 0 - Motion carries

iii. Utility recovery – over budget – leaks and toilet fixtures seem to be a major problem.

The Association has fixed at leak at the 4170 cluster.

- c) Nominating Committee – eight ballots have been received so far.
  - i. Annual General Meeting is December 3, 2022.
  - ii. Officer elections will take place on December 10, 2022.
  - iii. New board training will take place on January 14, 2023.
- 4. Prior business - Garbage removal project – guidelines will be published on the website by the end of the year.
- 5. New business:
  - a) The HOA Administrator has resigned due to conflicting job related priorities.
  - b) The rules and regulations will be written as a new document including language from the existing CC&Rs and Rules and Regulations, best practices from other Associations, and language regarding rentals.
  - c) Dora Ontiveros will not be acquiring the common area adjacent to her unit.
- 6. Other business – none

Meeting adjourn: 12:45 pm