

Western Winds Homeowners Association, Inc.

ANNUAL GENERAL MEETING

December 3, 2022 – 11:00 am

Woods Library

MINUTES

Board Member attendees: Nigel Brooks, Dan Chandler, Toni Swartz
Homeowner attendee: Milini Simms

Call to order – 11:00 am

1. Open forum

- None

2. Motion to conduct an advisory poll to appoint Judy Mires, Henry Ruiz, and Milini Simms to fill vacancies on the Board for three year terms starting on January 1, 2023 and ending on December 31, 2025 in lieu of an election of members due to a lack of quorum: Dan Chandler

Second: Toni Swartz

In favor: 3 Against: 0 - Motion carries

3. Discussion related to the attached letter to members

Meeting adjourn: 1:00 pm

Western Winds Homeowners Association, Inc.

405 East Wetmore Road, #117-170, Tucson, Arizona 85705

hoa@85705ww.com 85705ww.com

December 3, 2022

Dear Homeowner,

Annual General Meeting...

As required by the amended bylaws of Western Winds Homeowners Association, the Annual General meeting was held today at 11:00 am at Woods Library.

There are three purposes of the annual meeting: 1) reports to the Members; 2) interaction between the Members and the Board; and 3) election of directors. Items 1 and 2 can be achieved without a quorum. Item 3 requires a quorum. The bylaws require a quorum of 10. Only nine ballots were received in the election for new board members. Therefore, a quorum was not achieved.

On the advice of our attorney regarding the lack of a quorum, instead of calling a second annual meeting the Board can go forward with the voting on the directors on behalf of the Members. The Board is apprising the Members that the results are unofficial, because there is no quorum. The Board is advising the Members that it took the results of the election as an "advisory poll" and appointed the vote recipients to fill the vacancies. This procedure fulfills all the purposes of the annual meeting and avoids the time and expense of a second meeting.

The results of the advisory poll is that Judy Mires, Henry Ruiz, and Milini Simms have been appointed to fill vacancies on the Board for three year terms starting on January 1, 2023 and ending on December 31, 2025. These three new Board members join Nigel Brooks and Toni Swartz whose terms expire on December 31, 2023. Dan Chandler is retiring from the Board on December 31, 2022. The Board will elect officers for the 2023 year in due course.

One question was submitted to the Board for written response:

"The Western Winds HOA fee is on the higher end compared to others in the Tucson area. We understand that our shared amenities include water, sewer, and garbage as well as landscaping, but the monthly fee still seems high. Is this due to the size of our community?"

Thank you for the question. This is one that is on many homeowners' minds.

The HOA dues for 2021 and 2022 were set to cover remedial repairs to the water and sewer system and paving, to install additional fencing for security purposes, for termite treatment, and for legal fees to review the Association's governing documents for compliance with Arizona Revised Statutes. The HOA dues for 2023 are set to strengthen the Association's reserves.

As the question points out, the HOA dues include the recovery assessment of \$44 for the utility fees from the City of Tucson, which would otherwise be billed directly to homeowners by the City. Thus, the regular assessment portion of the dues is \$126 for 2022 and \$151 in 2023. In 2021, the Association commissioned a reserve study. The study found that the Association's reserves are chronically underfunded. The budgeted increase in dues for 2023 is an attempt to strengthen the reserves, but it is not sufficient to meet the targets set in the reserve study.

Because the community's water and sewer supply is clustered, the Association is responsible for the maintenance of the system in the common areas. If there was a direct service to each house as is normally the case, the homeowner would be directly responsible for any maintenance. So far in 2022, the Association has incurred \$8,765 in plumbing expense over an 11 month period, or approximately 12.42% of the total budgeted year to date expenses. Hence, the regular assessment is likely to be higher than in those communities that do not have clustered water and sewer delivery.

Should a homeowner wish to opt out of the clustered system, and arrange for a direct feed, they can contact the City of Tucson accordingly. The estimated cost of the installation of a direct feed is between \$3,500 and \$5,000 depending on the location of the unit relative to the City's pipes.

With respect to the size of our community, we are disadvantaged. We are unattractive to management companies who prefer to work with larger communities that have more units across which to spread the management fees and operating expenses. It is also difficult to recruit board members from smaller communities.

2023 budget:

<https://home.85705ww.com/docs/budget.pdf>

2021 reserve study:

<https://home.85705ww.com/docs/ReserveStudy.pdf>

Satisfaction survey...

The response to the survey was limited, but it appears that homeowners are satisfied with the community and Association.

Comments and suggestions received:

“Email communications could be more efficient and a cheaper means.”

This is an excellent point for the Association to examine. As of 2022, the Association has been able to collect email addresses from about 75% of the homeowners, which is an increase over prior years. The Association does use email and text messaging for incidental communications with homeowners, and does maintain a website that contains all relevant documents and information.

Although not required by Arizona Revised Statutes for communities with less than fifty units, the Association has chosen to send out monthly statements together with homeowner communications. As a consequence, the Association does not have a delinquency problem compared to where it stood in 2019.

For technical and procedural reasons, a split mail/email system actually creates more work. If all homeowners were willing to have all communications sent by email, there would be a cost benefit that could reduce future regular assessment increases. For those homeowners who have not yet returned their census forms, please do so with email addresses so that the Association can move to more widespread electronic communications.

“Dog run/shared space in the empty dirt area behind homes would be a nice condition.”

Agreed. This is an item that can be reviewed against the project list and future budget. However, the Association would require volunteers in order to make this happen, and of course, it would have to be paid for out of the HOA dues.

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If you have any questions regarding this letter, please do not hesitate to contact us at hoa@85705ww.com.

Respectfully submitted,

Board of Directors
Western Winds Homeowners Association, Inc.