

# Western Winds Homeowners Association, Inc.

## REGULAR BOARD MEETING

December 10, 2022 – 11:00 am

Woods Library

## MINUTES

Board Member attendees: Nigel Brooks, Dan Chandler, and Toni Swartz  
Board Members Elect: Henry Ruiz and Milini Simms

Call to order – 11:00 am

1. Open forum

- None

2. Approval of minutes from the prior meeting:

<https://home.85705ww.com/board/221112.bod.minutes.pdf>

Motion to approve: Dan Chandler

Second: Nigel Brooks

In favor: 2    Against: 0    Abstain 1 - Motion carries

3. Reports

a) President's report – Recognition of Service: Dan Chandler



b) Treasurer's report:

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

<https://home.85705ww.com/board/221130.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/221130.bod.ProfitandLoss.pdf>

Motion to approve: Dan Chandler

Second: Toni Swartz

In favor: 3      Against: 0 - Motion carries

- iii. Utility recovery – over budget by \$324 – 80% recovery rate

4. Discussion of Finance and Administration duties

5. Other business – none

Meeting adjourn: 1:10 pm