

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

January 14, 2023 – 11:00 am

Woods Library

MINUTES

Board Member attendees: Nigel Brooks, Henry Ruiz, Milini Simms, and Toni Swartz
Board Member absent: Judy Mires

Call to order – 11:00 am

1. Open forum

- None

2. Approval of minutes from the prior meeting:

<https://home.85705ww.com/board/221210.bod.minutes.pdf>

Motion to approve: Toni Swartz

Second: Henry Ruiz

In favor: 4 Against: 0 Abstain 0 - Motion carries

3. Reports

a) President's report – finalizing the year end financials and appointing the officers are the priorities.

b) Treasurer's report:

i. 2022 Annual Financial Report and material for tax return:

<https://home.85705ww.com/board/221231.ar.pdf>

Motion to approve: Toni Swartz

Second: Milini Simms

In favor: 4 Against: 0 - Motion carries

ii. Utility recovery – 79% recovery rate – the board is commissioning a water audit with the City of Tucson for the entire community to improve water conservation.

c) 2023 reserve fund projects – concrete repairs and additional fencing for security purposes to begin immediately.

- d) Milini Simms volunteered to put highlights from the 2022 Annual Financial Report into newsletter form for the homeowner communication for February.
- e) Discussion of HOA Administration – the board agreed with professional recommendations to hire a replacement HOA Administrator as an independent contractor, and will begin the search immediately.

Motion to approve: Milini Simms

Second: Toni Swartz

In favor: 4 Against: 0 - Motion carries

4. Officer elections:

President: Nigel Brooks

Vice President: Henry Ruiz

Treasurer: Milini Simms

Board member at large: Toni Swartz

Board member at large: Judy Mires

Motion to approve: Toni Swartz

Second: Henry Ruiz

In favor: 4 Against: 0 - Motion carries

Henry Ruiz will work with Toni Swartz on vendor relations; Milini Simms will work with Nigel Brooks on matters related to HOA Administration including communications with homeowners.

The Vice President is the backup to the President in meetings in the case of their absence.

Acting as the nominating committee, the board will begin the search for members for the 2024 – 2016 term early in the new year to ensure an effective transition.

- 5. The board briefly discussed the Code of Conduct document offered by the Brown Law Group. The document will be reviewed in detail at the next meeting. Milini Simms will also take over the maintenance of the Rules and Regulations.
- 6. Other business – none

Meeting adjourn: 12:55 pm

The Board went into executive session during the meeting to discuss matters related to two homeowners.