

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

February 11, 2023 – 11:00 am

Woods Library

MINUTES

Board Member attendees: Nigel Brooks, Milini Simms, and Toni Swartz

Board Member absent: Henry Ruiz

Call to order – 11:00 am

1. Open forum

- None

2. Approval of minutes from the prior meeting:

<https://home.85705ww.com/board/230114.bod.minutes.pdf>

Motion to approve: Milini Simms

Second: Toni Swartz

In favor: 3 Against: 0 Abstain 0 - Motion carries

3. Reports

a) President's report:

- i. The Board paid tribute to Judy Mires and recognized her service to Western Winds
- ii. The Board discussed the property tour that occurred on February 4, 2023, and identified several projects including removing curb stops with exposed rebar, removing an overgrown tree by 4157/4159, and improvements to fencing.

b) Treasurer's report:

- i. Financial statements and budget performance (accrual basis)

<https://home.85705ww.com/board/230131bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/230131.bod.ProfitandLoss.pdf>

Motion to approve: Milini Simms

Second: Toni Swartz

In favor: 3 Against: 0 - Motion carries

- ii. Accountant's prepared financial statements and Federal and Arizona tax returns:

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

Motion to approve: Toni Swartz

Second: Milini Simms

In favor: 4 Against: 0 - Motion carries

- iii. Utility recovery – 79% recovery rate
- iv. Reserve study – forms the basis for the 2024 budget – 2023 budget will be adjusted to transfer the savings from the lack of an HOA Administrator to property and landscaping projects.
- v. HOA Administrator – the search continues

c) Nominating committee

- i. The committee members will be Henry Ruiz and Milini Simms
- ii. The identification of candidates will begin early in the year

d) Landscaping/property management

- i. Contract repair project will be discussed with Nathan's Handyman Service
- ii. Curb stops and tree removal will be discussed with Complete Landscaping
- iii. Fencing improvements will be discussed with Stark Fencing
- iv. External termite treatment is scheduled for February and March

e) Newsletter - March

- i. Obituary for Judy Mires
- ii. Announcement of the nominating committee members and the benefits of board participation
- iii. Reminder to sign up for estatements and enewsletter – an email invitation blast will go out in March

4. Other business – none

5. Meeting adjourn: 12:30 pm

Note: during the meeting the Board entered executive session to discuss receivables status of certain homeowners.