

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

March 11, 2023 – 11:00 am

Woods Library

MINUTES

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

Call to order – 11:00 am

1. Open forum

- None

2. Approval of minutes from the prior meeting:

<https://home.85705ww.com/board/230211.bod.minutes.pdf>

Motion to approve: Milini Simms

Second: Henry Ruiz

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

3. Reports

a) President's report: security as a consequence of the continued activity of the homeless/vagrants continues to be a concern.

b) Treasurer's report:

i. Financial statements and budget performance (accrual basis)

<https://home.85705ww.com/board/230228.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/230228.bod.ProfitandLoss.pdf>

Motion to approve: Henry Ruiz

Second: Toni Swartz

In favor: 4 Against: 0 - Motion carries

ii. Utility recovery – 85% year-to-date recovery rate

iii. Budget amendment:

1. Move first three months of HOA Administrator budget to Undefined Reserve Projects (across the same three months)
2. Move Stark Fencing budget from October to April

Motion to approve: Toni Swartz

Second: Henry Ruiz

In favor: 4 Against: 0 - Motion carries

c) Nominating committee – no report

d) Landscaping/property management

- i. Fencing proposal was amended to change a panel to a gate at the south end of the east side – extra cost will be likely be incurred, but not expected to be substantial
- ii. Clean up delivery is scheduled for April 20 through April 24 – a mass marketing campaign will be performed; Complete Landscaping will be advised
- iii. Tree maintenance – in progress
- iv. Water audit – letter requesting the service sent to John Kmiec – Tucson Water

4. Prior business - HOA Administrator – the search continues

5. New business

- a) Homeless/vagrant issues – letter to Councilmember Kevin Dahl reviewed and finalized
- b) Electronic sign ups – 3 signed up out of 9 invitations sent so far

6. Other business:

- a) Discussion regarding a “homeowners event party” at Western Winds for May 6 – this is an opportunity for homeowners to give the board input regarding the future budget and projects and to learn more about the Association in general:
 - i. Homeowners would be advised to bring chairs
 - ii. Subway food and drinks would be provided
 - iii. Location is likely to be in a car port

- b) Discussion regarding rules and regulations enforcement and updates
- c) Discussion regarding the need to plan for future board members and budgets – the board members are encouraged to review the Reserve Study report to identify future projects than can be doen within the amended budget

7. Meeting adjourn: 12:58 pm

Note: during the meeting the Board entered executive session to discuss property management issues with certain homeowners.