

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

April 8, 2023 – 11:00 am

Woods Library

MINUTES

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

Board member absent: Toni Swartz

Various homeowner attendees

Call to order – 11:00 am

1. Open forum – discussion topics:

- Abandoned vehicles – City of Tucson hotline
- Architectural Review Committee role
- Easements on homeowners units
- Illegal dumping – City of Tucson hotline
- Improvements to homeowner's property
- Landscaping maintenance
- Property lines
- Unsheltered vagrants trespassing

2. Approval of minutes from the prior meeting:

<https://home.85705ww.com/board/230311.bod.minutes.pdf>

Motion to approve: Henry Ruiz

Second: Milini Simms

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

3. Reports:

- a) President's report: first quarter is over – several activities are planned between now and the fall, including determining next year's budget, the clean up event, a community gettogether, and election process for new board members.

b) Treasurer's report:

i. Financial statements and budget performance (accrual basis)

<https://home.85705ww.com/board/230331.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/230331.bod.ProfitandLoss.pdf>

Motion to approve: Milini Simms

Second: Henry Ruiz

In favor: 3 Against: 0 - Motion carries

ii. Delinquency rate higher than normal at the beginning of April

iii. Stark Fencing project fully accrued in March

iv. CoT utility recovery - year to date: 78.5%

v. Need to address the cost of reasphalting the parking lots for planning purposes

c) Nominating committee – use community gettogether as recruiting drive

d) Landscaping/property management

i. Signs – underway

ii. Fencing – underway – combination locks will be installed

iii. Water audit scheduled for 4180 and 4182 on May 18, 2023 – 9:30 to 11:30 – 4177 is backup site

iv. No further reserve project allocations planned at the present time

4. Prior business:

a) HOA Administrator – new Craigslist ad to run on Saturday, April 22

b) Clean up – April 20

i. Postcard designed and will be sent electronically to those on MailChimp, posted throughout the community, and delivered personally to individual homeowners

ii. An abandoned car is blocking the site – City will be contacted for removal

iii. Community gettogether now scheduled for Saturday, September 19 @ 2:00 pm

5. New business:

a) Funding request to the City of Tucson will be sent from the board – letter will be sent upon completion of the fencing project

b) Board will review the calendar in the next meeting for future events and schedule clashes

6. Meeting adjourn: 1:15 pm