

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

May 13, 2023 – 11:00 am

Woods Library

MINUTES

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

Call to order – 11:00 am

1. Open forum – none:
2. Approval of minutes from the prior meeting:
<https://home.85705ww.com/board/230408.bod.minutes.pdf>

Motion to approve: Henry Ruiz

Second: Milini Simms

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

3. Reports:
 - a) President's report: Need to be planning for the budget, and the board nomination and election processes
 - b) Treasurer's report:
 - i. Financial statements and budget performance (accrual basis)
<https://home.85705ww.com/board/230430.bod.BalanceSheet.pdf>
<https://home.85705ww.com/board/230430.bod.ProfitandLoss.pdf>

Motion to approve: Henry Ruiz
Second: Toni Swartz
In favor: 4 Against: 0 - Motion carries
 - ii. Delinquency rate improved
 - iii. Stark Fencing project fully accrued, except for additional gate work
 - iv. Insurance will be paid on June 3, 2023 – accruals in place

- v. Termite inspection accrual for 2024 in place
 - vi. Budget finalization will take place over the summer prior to the community gettogether
 - vii. Initiating paving project to determine cost and schedule for resurfacing the parking lots and initiating a wall examination project to determine the cost of repairing cracks, especially on the west side
- c) Nominating committee
- i. Request for nominations – September 1, 2023
 - ii. Use community gettogether as recruiting drive
 - iii. Ballot mailing – October 15, 2023
 - iv. Annual general meeting – December 2, 2023
- d) Landscaping/property management
- i. Signs – mostly done – a few more to complete
 - ii. Fencing – almost complete – two gates awaiting completion
 - iii. Water audit scheduled for 4180 and 4182 on May 18, 2023 – 9:30 to 11:30
 - iv. No further reserve project allocations planned at the present time subject to the paving and wall examination project results
4. Prior business:
- a) Community gettogether scheduled for September 19, 2023 – 2pm
5. New business:
- a) Equipment needs – an expense not to exceed \$750 for administrative equipment
- Motion to approve: Toni Swartz
Second: Milini Simms
In favor: 4 Against: 0 - Motion carries
- b) Rules and regulations review – working review meeting tentatively scheduled for August 26, 2023 – individual homeowners to be invited
6. Meeting adjourn: 1:05 pm