

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

June 10, 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/230513.bod.minutes.pdf>

Motion to approve Regular meeting minutes: Tony Swartz

Second: Milini Simms

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

Motion to approve Executive Committee minutes: Milini Simms

Second: Tony Swartz

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

3. Reports:
 - a) President's report: Need to focus on the HOA Administrator position – next step is to post an ad on Indeed.com
 - b) Approval of amended budget – amended to accommodate additional landscaping work:

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

Motion to approve: Tony Swartz

Second: Milini Simms

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

- c) Treasurer's report:
 - i. Financial statements and budget performance (accrual basis)
<https://home.85705ww.com/board/230531.bod.BalanceSheet.pdf>
<https://home.85705ww.com/board/230531.bod.ProfitandLoss.pdf>

Motion to approve: Milini Simms

Second: Toni Swartz

In favor: 3 Against: 0 - Motion carries

ii. CoT Utility Recovery rate: 80%

The City is increasing the rates, so the recovery is likely to decline – the City states that the average bill per customer will increase to \$45 per month – thus, the recovery rate is subject to review and alignment with the City’s estimate

iii. Budget finalization will take place over the summer prior to the community gettogether on September 19, 2023 – may consider increasing the CoT utility recovery to \$45

iv. Equipment needs will be accrued but not acquired at the present time due to amended budget constraints

d) Nominating committee – schedule unchanged from last month

e) Landscaping/property management

i. Signs – more signs will be installed across the property and on the fences, including “clean up after your dog”

ii. Fencing – almost complete – one gate awaiting completion by 4177

iii. Water audit – scheduling with City in process for third audit

iv. Paving project – waiting for an update

v. Wall examination project – Complete Landscaping to estimate

4. Prior business:

a) Rules and regulations review – working review meeting tentatively scheduled for August 26, 2023 – individual homeowners to be invited – may include update memorandum to CC&Rs and realignment of the CC&RS and rules and regulations

5. New business:

a) Contact property manager of adjacent apartment complex regarding signs and fences

b) Advise Ward 3 of Community gettogether

c) Remind homeowners in newsletter concerning termite inspections and roof inspections

d) Property inspections to increase after a community walk thru

6. Meeting adjourn: 12:10 pm