

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

July 8, 2023 – 11:00 am

Woods Library

MINUTES

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

Call to order – 11:05 am

1. Open forum – none:
2. Approval of minutes from the prior meeting:
<https://home.85705ww.com/board/230610.bod.minutes.pdf>

Motion to approve Regular meeting minutes: Toni Swartz

Second: Nigel Brooks

In favor: 2 Against: 0 Abstain 2 - Motion carries

3. Reports:
 - a) President's report – consolidated with Treasurer's report
 - b) Treasurer's report:
 - i. Financial statements and budget performance (accrual basis)

The board discussed the need for an adjustment to the financial statements for a doubtful homeowner account balance. As a consequence, the financial statements for June and the quarter end will be updated to reflect doubtful account expense.

Motion to approve doubtful account expense: Toni Swartz

Second: Henry Ruiz

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

Note: updated financial statements will be circulated to the board for a vote by email.

- ii. CoT Utility Recovery rate: 79%

- iii. Receivables review: 3 accounts are past due.
- iv. 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
- c) Nominating committee – schedule unchanged from last month
- d) Landscaping/property management
 - i. Signs – more signs have been installed
 - ii. Fencing – major fencing project is complete – one gate awaiting completion by 4177
 - iii. Water audit – scheduling underway with City in process for third audit of the 4140/4142/4144 cluster
 - iv. Paving project – proposal received – meeting with contractor on July 13 to discuss
 - v. Wall examination project – Complete Landscaping to estimate – also need tidy up of alleyway on west side
- 4. Prior business:
 - a) HOA Administrator – in negotiation with potential candidate
 - b) Letter to Kevin Dahl

Distribution to include:

 - . Mayor Regina Romero
 - . Council Aide: Marlene Avelino
 - . Chief of Police: Chad Kasmar
 - . Community Service Officer: Karla Rubio Corral
 - . Congressman Raul Grijalva

Motion to approve letter: Toni Swartz
Second: Henry Ruiz
In favor: 4 Against: 0 Abstain 0 - Motion carries
- 5. New business:
 - a) None
- 6. Meeting adjourn: 12:50 pm