

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

August 12, 2023 – 11:00 am

Woods Library

MINUTES

Board Member attendees: Nigel Brooks, Henry Ruiz, Milini Simms, and Toni Swartz (until noon)
President emeritus attendee: Dan Chandler (until noon)

Call to order – 10:55 am

1. Open forum – none:
2. Approval of minutes from the prior meeting:
<https://home.85705ww.com/board/230708.bod.minutes.pdf>

Motion to approve Regular meeting minutes: Henry Ruiz
Second: Milini Simms
In favor: 3 Against: 0 Abstain 0 - Motion carries

3. Reports:
 - a) President's report – importance of meeting with Councilmember Kevin Dahl
 - b) Treasurer's report:
 - i. Financial statements and budget performance (accrual basis)

June 2023 (2nd Quarter) (adjusted for doubtful HOA Dues):

<https://home.85705ww.com/board/230630.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/230630.bod.ProfitandLoss.pdf>

Motion to approve: Henry Ruiz
Second: Milini Simms
In favor: 3 Against: 0 - Motion carries

ii. July 2023:

<https://home.85705ww.com/board/230731.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/230731.bod.ProfitandLoss.pdf>

Motion to approve: Henry Ruiz

Second: Milini Simms

In favor: 4 Against: 0 - Motion carries

iii. CoT Utility Recovery rate: 76.58% (way to low)

iv. Receivables review: 4 accounts are past due

v. Budget preparation for 2024 to take place in the August 26 meeting

c) Nominating committee – schedule unchanged from last month

d) Landscaping/property management

i. Fencing – Stark working on it

ii. Water audit – 4140/4142/4144 cluster scheduled for August 15

iii. Paving project – scheduling will be discussed in budget meeting

iv. Wall examination project – Complete Landscaping estimating but delayed due to monsoon storms

4. Prior business:

a) HOA Administrator – hired

b) Letter to Kevin Dahl – meeting scheduled for August 14 – presentation discussed and key points finalized

5. New business:

a) None

6. Meeting adjourn: 1:05 pm