

# Western Winds Homeowners Association, Inc.

## REGULAR BOARD MEETING

October 21, 2023 – 2:00 pm

Woods Library

## MINUTES

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

Call to order – 1:55 pm

1. Open forum – none:
2. Approval of minutes from the prior meeting:  
<https://home.85705ww.com/board/230909.bod.minutes.pdf>

Motion to approve Regular meeting minutes: Toni Swartz

Second: Henry Ruiz

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

3. Reports:
  - a) President's report – results of nomination process and impact on the board and HOA
  - b) Treasurer's report:
    - i. Financial statements and budget performance (accrual basis) September 2023:

<https://home.85705ww.com/board/230930.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/230930.bod.ProfitandLoss.pdf>

Motion to approve: Henry Ruiz

Second: Toni Swartz

In favor: 4    Against: 0 - Motion carries

- ii. CoT Utility Recovery rate: 79.60%
  - iii. Receivables review: 7 accounts are past due (some remedied in early October)
  - iv. Budget adjustments for Complete Landscaping and TEP will be made within the current 2024 budget framework for presentation at the November meeting
- c) Nominating committee
- i. Two self selected candidates
    - 1. Cody Keegan
    - 2. Chandler Gillette
- d) Landscaping/property management
- i. Water audit – performed on October 5, 2023 – seven houses – many with issues that have been corrected
  - ii. Wall examination project – Complete Landscaping Construction Division estimating
  - iii. Property walk-thru – to be conducted in November with Armando Rodriguez present
4. Rules and regulations review – ongoing – rules and regulations document will be cross referenced to the fines document
5. Meeting adjourn: 4:00 pm