

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

November 18, 2023 – 11:00 am

Woods Library

MINUTES

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

Call to order – 11:00 am

1. Open forum – none

1. Approval of minutes from the prior meeting:

<https://home.85705ww.com/board/231021.bod.minutes.pdf>

Motion to approve: Milini Simms

Second: Henry Ruiz

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

2. Reports:

a) President's report – transition meetings: December 16, 2023 and January 13, 2024

Note: the Regular meeting is one week later due to the Annual General Meeting on December 2, 2023

b) Treasurer's report:

i. Financial statements and budget performance (accrual basis) October 2023:

<https://home.85705ww.com/board/231031.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/231031.bod.ProfitandLoss.pdf>

Motion to approve: Milini Simms

Second: Henry Ruiz

In favor: 4 Against: 0 - Motion carries

ii. CoT Utility Recovery rate: 79.23%

iii. Receivables review: 5 accounts are past due (some remedied in early November)

Note: one account is close to being turned over to collections

iv. Budget amendments for Complete Landscaping and TEP:

Motion to approve: Toni Swartz

Second: Henry Ruiz

In favor: 4 Against: 0 - Motion carries

Note: the budget total for 2024 remains the same

c) Nominating committee

i. Based upon the ballots returned so far, quorum has been achieved for the Annual General Meeting

d) Landscaping/property management

i. Landscaping evaluation – all is well – no homeowner complaints

ii. Limberlost street project going ahead with Proposition 411 funds

iii. Wall examination project – Complete Landscaping Construction Division estimating

iv. Property walk-thru – to be conducted with new board

3. Rules and regulations review – will be performed with new board in 2024

4. Meeting adjourn: 12:35 pm