

Western Winds Homeowners Association, Inc.

SPECIAL BOARD MEETING 1

February 24, 2024 – 10:00 am

Starbucks 1st and Wetmore

MINUTES

Board Member attendee: Milini Simms

Board Member by proxy: Henry Ruiz

Call to order – 10:00 am

1. Minuting of the resignation of board members and officers:

Board member and president: Cody Keegan

Board member and vice president: Kimberly Keegan

Email text received on February 17, 2024 at 1:55 pm:

Good afternoon everyone -

It is with regret that both Kimberly and myself must resign from our Board posts due to personal reasons.

I will forward the email from the management company to the group Monday and will deliver all the boxes of materials and equipment to Nigel or whoever is going to take possession of it.

Apologies for our sudden exit.

Regards,
Cody

2. Appointment of board members and officers to fill the terms of Cody Keegan and Kimberly Keegan until December 31, 2024:

Board member and president: Nigel Brooks

Board member and vice president: Toni Swartz

3. Meeting adjourn: 10:30 am

Western Winds Homeowners Association, Inc.

SPECIAL BOARD MEETING 2

February 24, 2024 – 10:30 am

Starbucks 1st and Wetmore

MINUTES

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

Board Member by proxy: Henry Ruiz

Call to order – 10:30 am

1. Minuting the decision to proceed with Pride Management as an HOA Management Company taken on February 1, 2024
2. Executive issue
3. Executive issue
4. The 2023 income tax returns will be updated to reflect Nigel Brooks as president, and will be submitted for approval at the March 9, 2024 board meeting
5. Meeting adjourn: 11:00 am

