

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

March 9, 2024 – 11:00 am

Woods Library

MINUTES

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

Board Member absent: Milini Simms

Call to order – 11:00 am

1. Open forum – none:
2. Approval of minutes from the prior meeting:
<https://home.85705ww.com/board/240224.bod.minutes.pdf>

Motion to approve : Toni Swartz

Second: Nigel Brooks

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

3. Reports:

a) President's report

- i. Financial statements and budget performance (accrual basis) February 2024:

<https://home.85705ww.com/board/240229.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/240229.bod.ProfitandLoss.pdf>

Motion to approve: Henry Ruiz

Second: Toni Swartz

In favor: 3 Against: 0 - Motion carries

- ii. CoT Utility Recovery rate: 80%

4. Issues discussed:

- a) Corporate Transparency Act reporting
 - b) Rules and Regulations/Code of Conduct
 - c) Paving project
 - d) University of Arizona meeting request

5. Meeting adjourn: 1:00 pm