

# Western Winds Homeowners Association, Inc.

## REGULAR BOARD MEETING

April 20, 2024 – 11:00 am

Woods Library

## MINUTES

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

Call to order – 11:00 am

1. Open forum – none
2. Guest presentation
3. Approval of minutes from the prior meeting:  
<https://home.85705ww.com/board/240309.bod.minutes.pdf>

Motion to approve : Toni Swartz

Second: Henry Ruiz

In favor: 3      Against: 0      Abstain 0 - Motion carries

### 4. Reports:

#### a) President's and Treasurer's reports

##### i. Financial statements and budget performance:

<https://home.85705ww.com/board/240331.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/240331.bod.ProfitandLoss.pdf>

Motion to approve: Toni Swartz

Second: Henry Ruiz

In favor: 4      Against: 0 - Motion carries

##### ii. CoT Utility Recovery rate: 81%

### 5. Meeting adjourn: 1:15 pm