

# Western Winds Homeowners Association, Inc.

## REGULAR BOARD MEETING

May 11, 2024 – 11:00 am

Woods Library

## MINUTES

Board Member attendees: Nigel Brooks, Henry Ruiz, Milini Simms, and Toni Swartz  
Homeowner attendee: Heather Hutchinson

Call to order – 11:00 am

1. Open forum – Welcome to Heather Hutchinson
2. Approval of minutes from the prior meeting:  
<https://home.85705ww.com/board/240420.bod.minutes.pdf>

Motion to approve : Henry Ruiz

Second: Toni Swartz

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

3. President's report:
  - a) Termites – need to renew contract with Jason Fletcher
  - b) Plumbing – expecting quote from Stunning Plumbing for west sewer line upgrade on Monday, May 13 – will review in the context of the budget and Reserve Study
  - c) HOA Management – will meet with GNC on Monday afternoon for a tour of Western Winds and on Wednesday afternoon for at GNC's offices to begin the process of creating a zero-based cash basis 18 month budget
  - d) Parking – in general with discretion, vehicles with expired registrations will be ticketed and eventually towed
  - e) Board nomination letters will go out next week
  - f) A link to the newsletters will be placed on the home page of the website and posted in the community-at-large
  - g) Unassigned trash containers – a letter will be sent to homeowners in the vicinity of 4159 asking for a claim or else the city will be asked to remove them

- h) Water – will contact the City of Tucson water department to explore the notion of grants for sewer repair

4. Financials:

- a) Financial statements and budget performance:

<https://home.85705ww.com/board/240430.bod.BalanceSheet.pdf>

<https://home.85705ww.com/board/240430.bod.ProfitandLoss.pdf>

<https://home.85705ww.com/board/240430.24m4.pdf>

- b) CoT Utility Recovery rate: 81%

5. Appointment of board member to fill a vacant position effective immediately:  
Heather Hutchinson

Motion to appoint : Toni Swartz

Second: Henry Ruiz

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

6. Meeting adjourn: 1:05 pm