

Western Winds Homeowners Association, Inc.

REGULAR BOARD MEETING

June 8, 2024 – 11:00 am

Woods Library

MINUTES

Board Member attendees:

Nigel Brooks, Heather Hutchinson, Henry Ruiz, Milini Simms, and Toni Swartz

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/240511.bod.minutes.pdf>

Motion to approve : Henry Ruiz

Second: Milini Simms

In favor: 5 Against: 0 Abstain 0 - Motion carries

3. Follow up points from last month's meeting:
 - a) Termites – contract renewal process underway
 - b) Plumbing – 4177 diagnostic work complete
 - c) HOA Management – 2S24- FY25 budget preparation work underway
 - d) Parking – 4133 – 4139 courtesy signs installed
 - e) Board nomination process underway
 - f) Website updated with link to newsletters portal
 - g) 4159 unassigned trash containers resolved
 - h) City of Tucson sewer grants – no progress
4. Financials:
 - a) May report: <https://home.85705ww.com/board/240531.24m5.pdf>
 - b) <https://home.85705ww.com/board/240531.bod.BalanceSheet.pdf>
 - c) <https://home.85705ww.com/board/240531.bod.ProfitandLoss.pdf>
 - d) CoT Utility Recovery Rate: 81%

Motion to approve : Henry Ruiz

Second: Toni Swartz

In favor: 5 Against: 0 Abstain 0 - Motion carries

5. Infrastructure decisions:
 - Proceed with Complete Landscaping quote for west side trench repair
 - Proceed with Stunning Plumbing for 4177 sewer line rerouting
 - Follow up with Bates for additional cul-de-sac quotes
 - Proceed with Bates for 4177 sewer line asphaltting subject to cul-de-sac asphalt quotes
6. Establish reserve minimum policy at \$20,000
7. Follow with with Halk, Oetinger, and Brown regarding fines policy
8. Establish relationship with Limberlost Neighborhood Association
9. Strengthen relationship with HUD concerning 4172 North Western Winds Drive
10. Meeting adjourn: 1:00 pm

