

# Western Winds Homeowners Association, Inc.

## REGULAR BOARD MEETING

August 10, 2024 – 11:00 am

Woods Library

## MINUTES

Board members present: Nigel Brooks, Henry Ruiz and Milini Simms  
Board members absent: Heather Hutchinson and Toni Swartz

Call to order – 11:00 am

1. Open forum – None
2. Approval of minutes from the prior meeting:  
<https://home.85705ww.com/board/240713.bod.minutes.pdf>

Motion to approve : Milini Simms

Second: Nigel Brooks

In favor: 2    Against: 0    Abstain 1 - Motion carries

3. Financial report

<https://home.85705ww.com/board/240810.financialreport.pdf>

Motion to approve : Henry Ruiz

Second: Milini Simms

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

Motion revise the budget per the August financial report: Henry Ruiz

Second: Milini Simms

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

Motion revise the 2025 HOA Dues components: Henry Ruiz

Regular Assessment: \$165

Utility Recovery Assessment: \$65

Total: \$230

Second: Milini Simms

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

4. Meeting adjourn: 1:00 pm