Westwinds Village, Inc.

Finance Committee Meeting

Wednesday, April 6, 2022 at 1:00 pm in the Conference Room of the Office

- 1. Call to Order and Welcome Pat Farley: The meeting was called to order by Chairperson Gale Grems at 1:00 pm.
- 2. Roll Call of members: Chairperson Gale Grems introduced Pat Farley as the newest member to the Finance Committee. Gale Grems then proceeded to the roll call. Gale Grems, Wayne Bailey, Pat Farley were present in person. Jim Richards, Bob Ronald and Dave Ellsworth were present by Zoom. Guests were Mark Stine, Pat Wright and Arland Olerud.
- Motion to approve February 2, 2022 minutes: A motion was made by Wayne Bailey and seconded by Dave Ellsworth to approve the minutes from February 2, 2022. All in favor, motion carried.

4. New Business

- a) Treasurer's Review of January, February and March Finances: Gale Grems advised that the real state commissions are down.
 - Insurance was higher than budgeted. The insurance is @9841.80 over budget. Tree trimming proposal for April is \$8000 and we were budgeted for \$12,000. Gale Grems advised that she is doing an analysis on the electric. As of right now, the electric is \$2223.00 over what it was this time last year. The financials show that the electric is \$1386.00 over budget. There are six (6) lights large light posts in the community which belong to the Association. Quotes to change out the current 250 watt sodium to 80 watt LED is being looked into.
- b) The 12/19/21 Red Rhino invoice for the pool leaks repairs for \$3140.00 was attached to other correspondence and not discovered until January and paid then:
 Gale Grems explained the Red Rhino invoice and that payment was made in February.
- c) The 12/31/2021 audit has been received from Braxton& Holway, CPAs and Advisors: Wayne Bailey stated that the audit was good and nothing stood out. The aging summary is down from February. There were plumbing issues at I-11.
- d) Reserves Update by Jim Richards: Jim Richards stated that the reserve forecast has changed. Attached is a copy of the Reserve Forecast.
 - In sections A and F there are approximately forty (40) homes with cast iron P traps and pipes. There are twenty –one (21) homes in section A that need to be done right away at a cost of \$34,860
 - There is an issue at V-1 in which dirt is continually needed for the sink hole that keeps appearing. It is unknown at this time if it is a pipe or leakage from the manhole which is close by.
 - In regards to the drainage issue along the vinyl fence by Windmill Manor, the fence is higher than Westwinds. The water runs from Windmill Manor into Westwinds We are looking into this further

The information regarding the water flow into the community shows that the highest usage of water is on Thursdays from 8am to 10 am. This also is when the water is low flow in the community.

Jim Richards is going to contact Frank Hall in regards to of the history of the park and possibly get some information regarding the pressure regulator.

- 5) Old Business: None
- **6) Motion to Adjourn:** A motion was made by Dave Ellsworth and seconded by Pat Farley to adjourn the meeting. **Motion carried.** Meeting adjourned at 2:26 pm.

Next meeting will be Wednesday, June 1, 2022.

Submitted by

Lou Paul, LCAM, CMCA

Acting Secretary

approved 09/07/2022

BER 8, 2021	
FY 2022 - BUDGET FORECAST_NOVEMBER 8	
PENDING IN FY 2022 - BU	
RESERVE FORECAST FOR SPENDING IN FY 2023	

RESERVE STUDY

ITEM

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1 RESERVE STUDY COMPONENT WORK RECOMMENDED	2022	MANA DEVIETA		1 6
ASPHALT ROADS - SEAL/REPAIR	\$45,000,00	WW REVIEW	PLANNED	
ELECTRICAL PEDESTALS - PARTIAL REDIACEMENT	343,000.00	DO NOT AGREE	\$20,000.00	
UTILITY INFRASTRIICTIIRE - REDAID	\$30,000.00	DO NOT AGREE	\$60,000.00	•
SUBMERSIBLE WELL BLIMB (S) BEST 6.25	\$50,000.00	REFER TO ADDED PROJECTS	\$0.00	
SCHILL WELL FUINT (3) - REPLACE	\$15,000.00	DO NOT AGREE	\$0.00	
		1 OF 3 WAS REPLACED IN		
IRRIGATION BLADDER TANKS (S) - REPLACE	\$6,500.00	2021@\$1100. WILL NOT REPLACE THE OTHER 2 UNTIL	\$0.00	
		REQUIRED		
GATE OPERATOR - REPLACE	\$3,500.00	AGREE	\$3,500.00	WAS REPAIRED, PAID FROM OPERATING
NISSAN FRONTIER - BEBI ACE				
MAII BOXES (PANIE) C DESC. CO.	\$20,000.00	DO NOT AGREE	\$0.00	
BILL DINC EXTENSES (ACTION OF THE PROPERTY OF	\$26,000.00	DO NOT AGREE	\$0.00	
SCHIEFIEROAD COURT BEGING OF	\$3,650.00	AGREE	\$3,650.00	POSTPONE
I A I INDRY MACHINE (PRIVING)	\$3,000.00	AGREE	\$3,000.00	POSTPONE
CACHOLINES (URYERS) - REPLACE	\$18,000.00	DO NOT AGREE	\$0.00	1
AED CLUBHOUSE - REPLACE	\$2,500.00	REPLACE BATTERY/PADS		WAS REPAIRED, PAID FROM OPERATING
	\$223,150.00		\$90.750.00	
			2000	
	12 ITEMS		\$80,000.00	ITEMS 6;9;10;12 REMOVED

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RESERVE FORECAST FOR SPENDING IN FY 2022 - BUDGET FORECAST_NOVEMBER 8, 2021

	ADDED PROJECTS	TS		
ITEM				
	ADDRESS FLOODING POOL SIDE OF LANAI		ESTIMATE. IN FINAL DESIGN	¢11 000 00
			AND THEN OUT FOR BID	\$15,000.00
	ADDRESS FLOODING SOUTH SIDE OF LANAI		ESTIMATE. IN FINAL DESIGN	7 7 000
			AND THEN OUT FOR BID	\$15,000.00
	SEWER INSPECTION/ADDRESS SINKING MANHOLES		BASED ON THREE QUOTES	\$6.750.00
	REPLACE STORM WATER LINE IN HI O CUI DESCA AREA		ESTIMATE. IN FINAL DESIGN	200000
			AND THEN OUT FOR BID	\$30,000.00
			ENGINEERING SUPPORT FOR	
	ENGINEERING SUPPORT FROM CONSULTANTS		STORM WATER ISSUES AND	\$12,000.00
			ROADS	
	UPDATE FY 2021 RESERVE STUDY		CONTRACT	\$1,000,00
	REPLACE GUTTERS AND DOWNSPOUTS AT CLUBHOUSE		ESTIMATE, AWAITING OUOTF \$12 000 00	\$12,000.00
		7 ITEMS		\$91,750.00

TOTAL FOR 2022		
F	FROM RESERVE STUDY	\$90,750.00
	ADDED PROJECTS	\$91,750.00
	TOTAL	TOTAL \$182,500.00