

# **Winds of Tatum Homeowners Association**

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PO Box 25466  
Tempe, Arizona 85285  
(480) 820-3451

## **BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES Jan 10, 2023**

**Board Members Present:** Mark Lamia, Steven Giroux, Neal Miranda, Katie Caracciolo and Peg Mulloy, Jana Foreman, Lisa King

**Board Members Absent:** None - 2 Vacancies

**Management Present:** Holly Costa, Community Manager - Kinney Management

**Homeowner's Present:** 2 home(s) represented

**Call to Order:** A quorum was established with seven (7) out of nine (9) Board members present. The meeting held in person at the New Vision Community Center was called to order at 6:33pm by Neal.

**Approval of Previous Meeting Minutes:** Manager brought minutes to approve for November 2022, however there was no quorum for that meeting. Next meeting will need to bring minutes to approve for September 2022 AND January 2023.

### **Committee Reports:**

- **Landscape Committee** – Bulk trash is the homeowner's responsibility and must be removed from yard by 3 days past bulk trash pickup day.

- **Architectural Committee** – Process hasn't changed.

- **Website Committee** – Updated this week. Confirmed community would like to have a garage sale. Will be scheduled on Saturday 3/11/23 from 8:00 – 1:00.

**Financial Report:** The Board reviewed the November 2022 Financial Statements; a motion was made, seconded and carried unanimously to accept them as presented.

-Board approved B&C Invoice 17501

**Unfinished Business:** None at this time.

### **New Business:**

2 Open Board Seats. Documents say "SHALL" be 9. Seeking Candidates.

**Additional Items:** None at this time.

### **Homeowner Forum:**

- Homeowner presented 2 issues, one paint violation which board unanimously voted to resolve (18801), 2<sup>nd</sup> issue is neighbor needs violation for paint/stucco/fascia.

-Homeowner requested and board unanimously approved waiving all late fees from the beginning of time. Mark motioned, Peg 2<sup>nd</sup>, all approved.

**Next Meeting:** The next meeting will be on March 14, 2023 at 6:30pm tentatively at the New Vision Center.

**Adjournment:** There being no further business to discuss the meeting was adjourned at

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7:01pm.

Respectfully Submitted on Behalf of the Board of Directors for  
Winds of Tatum Homeowners Association  
Holly Costa  
Community Manager  
Kinney Management Services

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Approved and Accepted – Signature by Board Secretary

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Date