

# **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 November 14, 2023**

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

**Management Present:** Camala Hartley, Community Manager - Kinney Management

**Homeowner's Present:** 1 homeowner represented

**Call to Order:** A quorum was established with six (6) out of seven (7) Board members present. The meeting held in person at the New Vision Community Center was called to order at 6:35pm by Neal.

**Approval of Previous Meeting Minutes:** The August 8, 2023 minutes were reviewed and accepted with 1 correction Jana Foreman was absent.

### **Committee Reports:**

**Landscape Committee** – Landscaping committee talked about removing the dead trees in the common areas along with the dead trees in various homeowners' front yards. The replacement of the homeowners' trees will be first to replace the common areas will be discussed further.

**Architectural Committee** – No new issues to discuss at this time. (Peg was not present)

**Website Committee** – It was discussed that Jana is putting together an updated design request form and Peg would like to have exterior window colors updated. This conversation will continue when Peg is available.

**Financial Report:** The Board reviewed the September 2023 Financial Statements; a motion was made, seconded and carried unanimously to accept as presented.

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**Review 2024 Draft Budget** – The budget was discussed and with the limit to raise the assessments by the yearly CPI the board approved the \$2.08 increase for 2024.

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

**New Business/Homeowner Forum:** Homeowner talked about the dead tree in her front yard and would like to be able to pick out the tree she wants to have replaced. The board approved the homeowners the ability to choose a tree from the approved list and give their choice to KMS manager to work with landscaper on the replacements. Jana is going to put together a flyer for the homeowners about the tree replacements.

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

**Next Meeting:** The next meeting will be Tuesday January 9, 2024 at 6:00pm at the New Vision Center.

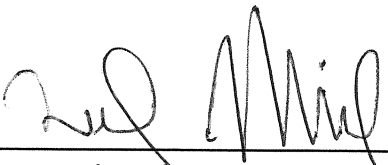
**Adjournment:** There being no further business to discuss the meeting was adjourned at 7:05pm.

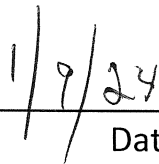
Respectfully Submitted on Behalf of the Board of Directors for  
Winds of Tatum Homeowners Association

Camala Hartley

Community Manager

Kinney Management Services

  
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Approved and Accepted – Signature by Board

  
\_\_\_\_\_  
Date