



**AGENDA**  
**Board of Directors Meeting**  
**Wednesday, December 1, 2021**  
**FALC 8:00 a.m.**

**I. Homeowner and Board Comments**

**A. Homeowner Comments** – If you wish to address the Board of Directors on non-agenda items, you must sign in **prior** to the meeting being called to order.

1. **Non-Agenda Issues** - If you wish to address the Board on an item **not** listed on the agenda, please indicate the topic in the appropriate column on the sign-in sheet. Each homeowner who signs in will then be given three (3) minutes to address the Board, prior to the meeting being called to order.
2. **Agenda Issues** - Following Board discussion and **prior to the** Board **vote**, each homeowner will be given an opportunity to address the Board for up to three (3) minutes on the agenda topic.

**II. Pledge of Allegiance**

**I. Call to Order** – Westbrook Village Board of Directors President – Amy Miller

**II. Confirm Quorum** – Secretary Westbrook Village Board of Directors – Max Allen  
Pursuant to Article 4, Section 7 of the Bylaws of Westbrook Village – Quorum – One half (1/2) of the number of the directors then serving, shall constitute a quorum at a meeting of the board. There are seven (7) Directors on the Westbrook Village Board at this time. Four (4) Directors must be present to meet quorum requirements.

**III. Review, Correction and Approval of previous minutes**

**A. November 3, 2021 BOD meeting minutes** – **Pg. 1**

**IV. Treasurer's Report**

**A. Treasurer's published report for October 31, 2021** – **Pg.**

**B. October 31, 2021 Financial Statements**

1. Operations October 31, 2021 – **Pg.**
2. Replacement Reserve Fund October 31, 2021 – **Pg.**

**V. Unfinished Business**

**A. Abacus Data Reports** – **Pg.**

1. (10/25/2021 – 11/15/2021)

**B. Amendment Initiative Update** – Max Allen

**C. Stadium Court Update**

## ***Board of Directors Agenda***

### **VI. New Business**

- A.** Proposed amendment to Roofing - Repairs & Replacement – **Pg.**
- B.** Proposed elimination of Aluminum Soffits & Fascia – **Pg.**
- C.** New Application for Bunco Club – **Pg.**
- D.** Board Positions Discussion

### **VII. Committee Reports**

- A. Architectural Control Committee** – Amy Miller  
November 16, 2021 meeting minutes – **Pg.**
- B. Government Relations** – Mike Greene
- C. Information Technology Committee** – Tom Canepa
- D. Landscape & Facilities Committee** – Mike Greene  
November 10, 2021 meeting minutes – **Pg.**
- E. Long Range Planning Committee** – Sil Maiorana  
November 16, 2021 meeting minutes – **Pg.**
- E. WVA Cornerstone Committee** – Amy Miller  
No November meeting
- G. Personnel Committee** – Tom Canepa
- H. Recreation Committee** – Max Allen  
November 9, 2021 meeting minutes – **Pg.**
- I. Town Hall**
- J. Ways and Means Committee** – Sil Maiorana  
No November meeting  
Delinquency Report – **Pg.**
- K. WVGC-WVA Joint Meetings** – Mike Greene  
November 8, 2021 meeting minutes – **Pg.**

### **VIII. Managers' Report – Pg.**

- A. For the Good of the Order** – (if you are unable to attend BOD meeting and wish to voice a concern to the Board, please contact Karen Jones, General Manager, at 623-561-0099 to be your liaison).

### **Executive Session - A.R.S. §33-1804 (A) - Legal**

**Adjourn** – Next meeting Wednesday, January 5, 2022 at 8:00 a.m. FALC