

**Approved September 7, 2022
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
July 6, 2022**

MINUTES

PRESENT: Amy Miller, Michael Greene, Gary Harmann (via telephone), Max Allen, Jerry Johnson, Kim Mraz (Board Members)
Karen Jones (General Manager)
Susan Fabian (Asst. General Manager)
Jan Lawlor (Recreation Center Manager)
Jesse LaPlaca (Facilities Manager)

ABSENT: Steve Merkovich

HOMEOWNERS: Twelve (12)

HOMEOWNER FORUM

Homeowners are given the opportunity to address the Board of issues of concern. These discussions are not included as a part of the meeting.

PLEDGE OF ALLEGIANCE

Homeowners in attendance were asked to stand for the Pledge of Allegiance.

CALL TO ORDER

Amy Miller, President, called the July Board Meeting to order at 8:00 a.m.

CONFIRM QUORUM

Mr. Allen confirmed there was a quorum of Board Members with six Directors in attendance.

MINUTES – July 1, 2022

Corrections are made as requested, and the Minutes resubmitted for file.

MOTION by Mr. Allen, second by Mr. Johnson, to approve the Minutes of the June 1, 2022 Meeting as presented. Carried by unanimous vote of the members in attendance.

TREASURER'S REPORT

The May 2022 Financials were included in the Board binders for review and discussion.

MOTION by Mr. Greene, second by Mr. Allen, to accept the May 2022 Treasurer's Report and Financial Report as presented, subject to audit. Carried by unanimous vote of the members in attendance.

UNFINISHED BUSINESS

Vistas Pool Update: Mr. LaPlaca reported the pool is moving along on schedule and things are going well.

Abacus Report: Report was handed out to Board Members this morning as there were corrections that needed to be made to the report.

NEW BUSINESS

LRP Project List Update: Reported included in the Board Packet for review and discussion. Architectural drawings will be needed for consideration of Items A (Rebuild the FALC – would require

a vote of the Homeowners with 75% approval) and C (Expand Fitness Center in the existing footprint to the west and the south.

MOTION by Mr. Johnson to accept the Fitness Center options presented by the LRP for addition to the existing Long-Range Plan. Second by Mr. Allen. Carried by unanimous vote of the members in attendance.

MOTION by Mr. Allen, second by Mr. Greene, to create an RFP for Fitness Center Options 1 and 3 along with any other architectural recommendations, and to provide a placement number for the 2023 Budget. Carried by unanimous vote of the members in attendance.

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the June meeting were included in the Board Binders.

Government Relations: Report included in the Board Packet for review and discussion.

Information Technology Committee: No meetings

Landscape & Facilities Committee: Minutes of the June meeting were included in the Board Binders.

Long Range Planning Committee: Minutes of the June meeting were included in the Board Binders.

WVA Cornerstone Committee: Minutes of the June meeting were included in the Board Binders. The Reflection Garden is currently in Phase I.

Personnel Committee: Mr. Greene reported there was a meeting in June.

Recreation Committee: Minutes of the June meeting were included in the Board Binders. There will be no meeting in August.

Town Hall: No Meeting

Ways and Means Committee: Minutes of the June meeting and the Delinquency Report were included in the Board Binders.

WVGC-WVA Joint Meeting: No meeting in June, however there will be a meeting in July.

MANAGERS' REPORT

The **General Manager's** Report was included in the Board Binder; Ms. Jones provided clarification as requested.

The **Facilities Manager's Report** was included in the Board Binder with clarification .

The **Recreation Centers Manager's Report** was included in the Board Binder.

The **Compliance Department Report** was included in the Board Binder.

FOR THE GOOD OF THE ORDER

- Aerators in the pool run from 8:00 p.m. to 5 a.m. during the summer months.
- Funds to be put in the 2023 Budget for an Architect to look at what WVA has and to make recommendations (discover).

Next Meeting – Wednesday, September 7, 2022, 8:00 a.m., FALC

There being no further business to come before the Board, the Meeting was adjourned at 9:10 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE