

**Approved October 5 2022
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
September 7, 2022**

MINUTES

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

ABSENT:

HOMEOWNERS: Twenty-seven (27)

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 September Board Meeting to order at 8:04 a.m.

CONFIRM QUORUM

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

MINUTES – July 6, 2022

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

MOTION by Mr. Johnson, Mr. Greene, to approve the Minutes of the July 6, 2022 Meeting as presented. Carried with Mr. Merkovich abstaining as he was not in attendance at the meeting.

TREASURER'S REPORT

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

MOTION by Mr. Greene, second by Mr. Allen, to accept the June 2022 Treasurer's Reports and Financial Reports as presented, subject to audit. Carried unanimously.

MOTION by Mr. Allen, second by Merkovich, to accept the July 2022 Treasurer's Report and Financial Report as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Vistas Pool Update: Ms. Jones and Mr. LaPlaca provided an update on the project indicating it is on schedule.

Facilities Usage Report: Previously known as the Abacus Report. Reports for the July 1 through July 31 and August 1 through August 29, 2022 included in the Board Packet for review and discussion.

NEW BUSINESS

Ratify Unanimous Written Consent – Fall 2022 and Spring 2023 Overseeding:

MOTION by Mr. Greene, second by Mr. Johnson to ratify the Unanimous Written Consent for Fall 2022 and Spring 2023 Overseeding as corrected. Carried unanimously.

2023 Budget Committee Recommendations:

MOTION by Mr. Johnson, second by Mr. Greene, to accept the 2023 Budget Committee Member recommendations. Carried unanimously.

Budget Committee Members in attendance were asked to stand and be recognized.

Architectural Application Appeals

#4150349 -Paint Color of Accent (Capital) Column: Homeowner was in attendance to present his appeal. He would like the top of the column (pop-out) to match the fascia.

MOTION by Mr. Johnson, second by Mr. Greene, to deny the appeal on #4150349. Carried with Mr. Johnson, Mr. Greene, Mr. Merkovich and Mr. Harmann voting yes and Ms. Mraz and Mr. Allen opposing.

#4190006 -Window Shutters:

MOTION by Mr. Johnson, second by Mr. Merkovich, to deny the appeal on #4190006. Carried unanimously.

#4190032 – Paver Driveway Extension: Homeowner was in attendance to present his appeal.

MOTION by Mr. Johnson to deny the appeal on #4190032. Second by Mr. Merkovich. Carried unanimously.

If the Homeowner would like to accept an option suggested by Ms. Miller, he would be required to submit a new application for that installation.

Proposed Standard amendment to Free-Standing Shade Structures:

MOTION by Mr. Johnson, second by Ms. Mraz, to approved the proposed Standard amendment to Free-Standing Shade Structures as presented and dated 9/7/2022. Carried unanimously.

Proposed Standard amendment to Patio Cover/Roof Extension:

MOTION by Mr. Merkovich, Mr. Greene, to approve the proposed Standard amendment to Patio Cover/Roof Extension as presented and dated 9/7/2022. Carried unanimously.

Proposed Standard amendment to Flags:

MOTION by Mr. Greene, second by Mr. Harmann, to approve the proposed Standard amendment to Flags as presented and dated 9/7/2022. Carried unanimously.

Proposed Standard amendment to Political Signs:

MOTION by Mr. Greene, second by Mr. Merkovich, to approve the proposed Standard amendment to Political Signs. Carried unanimously.

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the July and August meetings were included in the Board Binders.

Government Relations: No Report

Information Technology Committee: No Report

Landscape & Facilities Committee: Minutes of the July meeting were included in the Board Binders. There was no August Meeting.

Long Range Planning Committee: Minutes of the July meeting were included in the Board Binders. There was no August meeting.

WVA Cornerstone Committee: There was no July meeting. Minutes of the August meeting were included in the Board Binders. Ms. Miller provided an update on what has been done as well as future plans.

Personnel Committee: No meeting in August.

Recreation Committee: Minutes of the July meeting were included in the Board Binders. There was no meeting in August.

Town Hall: No Meeting

Ways and Means Committee: Minutes of the August 3 and August 24 meetings and the Delinquency Report were included in the Board Binders. Mr. Johnson provided an update on investments.

WVGC-WVA Joint Meeting: Minutes of the July meeting were included in the Board Packet. There was no meeting in August.

Ms. Jones stated there have been comments from residents regarding their displeasure with the placement of horseshoes. An alternate location will be presented to the Landscape and Facilities Committee at their next meeting.

MANAGERS' REPORT

The **General Manager's** Report was included in the Board Binder for the months of July and August; Ms. Jones provided clarification as requested. Report included reports from the Architectural Control Committee, Resale Department, Compliance Department, Recreation Centers Manager, Facilities Manager and Landscape Company.

FOR THE GOOD OF THE ORDER

- Ms. Jones reported the break-ins and thefts continue, including thefts from the RV Lot. WVA is working with the Posse and City of Peoria Police Department and Homeowners are encouraged to call them with concerns. Homeowners are encouraged to lock their vehicles, garages and homes, and to start a Neighborhood Watch Program.
- Discussion about a question-and-answer session for the Mayoral candidates and whether there should be a joint session or separate sessions for each candidate. Ms. Jones will reach out to the candidates to see what type of forum they prefer.
- Budget Committee meetings will be start in October; there will be a Special Board Budget Meeting on October 25, 2022.
- Upcoming event for Breast Cancer – October 16, 2022, at the Stadium Court.

Next Meeting – Wednesday, October 5, 2022, 8:00 a.m., FALC

There being no further business to come before the Board, the Meeting was adjourned at 9:56 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE