

Approved March 20, 2024
WESTBROOK VILLAGE ASSOCIATION
ANNUAL MEETING MINUTES
March 15, 2023

POSTING OF THE FLAG, PLEDGE OF ALLEGIANCE – Westbrook Village Posse Honor Guard

CALL TO ORDER

Any Miller, Board President, called the 2023 Annual Meeting to order at 6:01 p.m.

INTRODUCTION OF DIRECTORS

Ms. Miller introduced herself (President), Michael Greene (Vice President), Jerry Johnson (Treasurer), Max Allen (Secretary), Steve Merkovich (Director), Gary Harmann (Director) and Kathy Mraz (Director).

PROOF OF CALL

Max Allen announced that pursuant to Article III, Section 5 of the Bylaws of Westbrook Village, written notice of the Annual Meeting stating the date, time and place of the Annual Meeting was mailed to each member on February 15, 2023, not less than ten , days nor more than fifty days before the date of the Annual Meeting.

PROOF OF QUORUM

Mr. Allen announced that pursuant to Article III, Section 6 of the Bylaws of Westbrook Village, at any meeting of members of the Corporation the presence of members in person or by valid absentee ballot holding 30% of the votes eligible to be cast shall constitute a quorum. There are 3,910 members in Westbrook Village making Quorum 1,173. ARS 10-3708 of the Non-Profit Corporation Act grants a corporation the ability to take any action by written ballot that may be conducted at any Annual Meeting. The quorum has been established with the receipt of 1,430 ballots.

MINUTES – March 16, 2022 Annual Meeting

MOTION by Mr. Greene, second by Mr. Merkovich, to approve the Minutes of the 2022 Annual Meeting as presented. Carried by unanimous vote of the members in attendance.

ELECTION OF DIRECTORS

Candidates on the Ballot are Joe Bernier, Michael Greene, Steve Merkovich, Amy Miller, and Maria Thorne.

There were no nominations from the floor. Final ballots were cast.

GENERAL MANAGERS REPORT

Karen Jones, General Manager, welcomed the Homeowners to the Annual Meeting and reported as follows: **A**

Seated before you are the Members of the WVA Board of Directors. They regularly face hard decisions and must choose to do what is best for the entire community as a whole. This is NOT easy, but they do it well and with DE quorum. I stand here this evening, feeling privileged to have been beside each of these great individuals. Your un-wavering responsibility and guidance is beyond compare. Thank you for volunteering your time and energy, Westbrook Village Board of Directors. Thank you all.

Westbrook Village community continues to be one of the industry leading "unique active adult communities" in the valley because of you, our residents. Without you "community" has no meaning. Oh what fun we have in this community.

Helping one another, whether it be a phone call, positive reinforcement, meal sharing, transportation, food drives, coat drives or just a friendly wave and hello – it all matters. Please continue to show human kindness each day. A smile and a wave can really make someone's day. 😊 Kindness begins here at home - in Westbrook Village with each one of us. "The happiest people in the world are those who make others happy." This is Westbrook Village, be helpful, be kind and be strong.

Thank you, Westbrook Village Posse and the Color Guard. Did you know the Posse is fully funded by your in-kind donations? They run solely on volunteers and donations. You are all amazing and dedicated volunteers in this community, and many thanks to each and Westbrook Posse member. I know they are looking for additional volunteers if you have time, stop by and see them.

If leaving for the summer months or just taking a well-deserved vacation - remember to stop by the Posse office and sign-up for vacation watch of your property, this is such a wonderful service available to only Westbrook residents.

You have heard this from me many times before..."bring me a problem, but you come with 2 possible solutions"! I implore you as residents to do the same....the more suggestions - the better we are as a community.

Service Direct Landscape – SDL. Their maintenance division continues to keep our community beautiful and safe. Water savings continues to be an important issue with them and us – this also converts to money savings. In 2022 we saved just under \$40k on water. Thank you, SDL.

The Westbrook Living magazine – What a great communication tool. Thank you to Judy and Lori for your continued dedication and love for our community! The magazine is such an important staple for our community. Please support the vendors who advertise in our magazine.

Some of the great projects completed in 2022:

- The 13-foot 83rd Avenue sound wall was repaired and painted, what a beautiful improvement.
- Numerous roof repairs throughout the common area buildings.
- On-going repairs and painting of the 18.4 miles of association walls. This takes regular maintenance, and the association spends over \$100k per year maintaining these walls.
- Sidewalk repairs, grind and replace as needed throughout the community.
- Updates in the following club rooms – Needle Arts, Glass Arts, and Ceramics.
- Update to the Library and the Fine Arts Learning center facilities.
- The Vistas ballroom paint and carpet.
- New and improved security system in all the association buildings.
- RV storage lot security system.
- Repair and/or replace A/C units.
- These is just to name a few of them.... All of this along with the day-to-day maintenance of all the facilities which are open 363 days per year. WOW, remember to thank the staff when you see them!
- Reflection Garden Update – If you have not stopped by and visited the beautiful artwork, please do so. Thank you to the Cornerstone Committee for your hard work and fund raising. Thank you to Gabe Rivas – the Links Neighborhood Grill for your substantial donation of the kinetic artwork. Watch for the beautiful color to flourish this spring in the flowers!

All large-scale HOA communities, such as ours, experience change, aging facilities, failing infrastructure, new trends and ever-changing resident needs. We are no different. But the path we choose to move forward on determines our success.' Long Range Planning –working on what and where to improve the facilities. Currently they are working toward improving the fitness facilities. Watch your communications and join us at a meeting to keep up what to expect.

2022 brought another major improvement project – updating and remodeling the Vistas Pool. The project was expected to take one year. June of 2023 we hope for the Grand Opening of the new and improved Vistas swimming area. Beautiful new resort style amenities, larger swim areas, conversation seating areas and so much more. Thanking you for your cooperation and patience during these continued improvements, it WILL be worth the wait.

Our Board continues to support fiscal responsibility and I am thankful for that as you all are. Careful spending and close financial oversight continue to be the utmost importance for myself and the Board of Directors. Jerry Johnson, Treasurer will go into great detail for you next.

Our volunteers remind us why we all work so hard and why this village is so dear to all of us. Thank you for your time, energy, and smiles. Without you we could not make all this happen!

Next, the WVA team is absolutely top notch. Thank you to every staff member at Westbrook Village, you have stepped up and met the challenges and we all are grateful and thankful for your hard work! Without you my job would be impossible.

You have heard me often say "you purchased your home here with an expectation and a LIFESTYLE in mind." It is our job to ensure that happens by maintaining the common areas, fair enforcement of the governing documents, handling minor neighborhood issues, monitoring revenue and expenses, entertaining, answering questions, listening, and guiding you... the residents. Can we make all 7,000 residents perfectly happy, NO but we do what is best for the community as a whole. We pledge to do our very best and give it our all here at Westbrook Village.

Thank you and remember ... Westbrook Village is a LIFESTYLE ... Go and enjoy!

WVA FINANCIAL POSITION

Mr. Johnson, Treasurer, thanked the Members of the Ways & Means Committee and the 2023 Budget Committee and reported the following:

WVA has two funds:

Operations Fund:	Used for day-to-day management and funded by the HOA fees of \$691, with a transfer to Reserves of \$200,000
Reserve Fund:	Used for major capital improvements and infrastructure and funded from the new HO preservation fees and an annual transfer from the Operating Account.

Mr. Johnson spoke briefly about the annual audit, noting the Association has had a clean bill of health for many years.

Mr. Johnson reviewed the Association's Revenue and Expenses, reporting on each of the main categories of the Budget. There was \$2,765,000 budgeted; the Association came in at \$2,738,000 - \$27,000 under budget. There was a transfer of \$200,000 from Operations to Reserves. Even so, there was a \$43,000 surplus.

The Association has 18 full-time positions with 15 employees performing the work for much of the year.

Association Fees increased by 8.3% (\$57.40). This amount is determined by the CPI.

Mr. Johnson spoke briefly about the Reserve Study, prepared by an outside company, and redone every three years. This study provides cost information for the replacement of all of the items listed in the study.

At the start of 2022, the Association had Reserves totaling	\$3,935,000
Revenue from Preservation Fees	819,000
Transfer from Operating to Reserves	200,000
Interest	1,000
Total Year-end Reserves	\$4,965,000
2022 Reserve Expenditures	(\$1,254,000)
Year end total	\$3,728,000 (113% Funded)

It is anticipated there will be a transfer of \$225,000 from Operating to the Reserves in 2023 with Reserves being 102% funded at the end of 2023.

The Association is in a solid financial position.

VOLUNTEER RECOGNITION

The following were recognized as the 2022 Volunteers of the Year:

Donna
Marlene Johnson
Jerry Johnson
Susan and Graham McDonald

2022 Employee of the Year – Jesse LaPlaca, Facilities Project Manager

QUESTIONS OR COMMENTS FROM THE FLOOR

Homeowners were given the opportunity to make comments to or ask questions of the Board and staff. Issues addressed:

The Enclave: Homeowner reported she picks up a grocery bag full of trash every day when she walks her dog.

Mary Claire Patterson – Ironwood Estates: Are there plans to fix the cracks in the streets? *Link will be sent – some areas to be addressed in 2023 and some in 2024.*

Discussion on water savings. Also discussion on number of employees working for WVA.

Joy Groves – St. Andrews Place: Questions about budget. *Study to put solar or shade structures in Lakes Parking Lot; \$85,000 for Architect's plan for Fitness Center;*

Suggestion to have more Zoom meetings; also suggested Annual Meeting be moved to 7:00 p.m.

Joann Sacco, Torre Pines: Non-residents should pay every time they use the facilities instead of having the non-resident card.

ELECTION RESULTS

New Board Members are Michael Greene, Steve Merkovich, and Amy Miller.

The Board Organizational Meeting is scheduled for Wednesday, April 5, 2023, 8:00 a.m., at the FALC. There will be a Board Meeting immediately following the Organizational Meeting.

There being no further business to come before the Members, the 2023 Annual Meeting was adjourned at 7:26 p.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE