

APPROVED FEBRUARY 5, 2025
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
January 8, 2025

MINUTES

PRESENT: Amy Miller, Marcy Reneau, Bruce Garrison, Tim Davis, Steve Merkovich, Bob Carneiro (Board Members)
Karen Jones (General Manager)
Jody Snider (Asst. General Manager)
Sean Gorenstein, (Facilities Manager)
Denise Murphy (Recreation Centers Manager)

ABSENT: Max Allen (excused)

HOMEOWNER FORUM

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

PLEDGE OF ALLEGIANCE

Homeowners were asked to stand for the Pledge of Allegiance.

CALL TO ORDER

Amy Miller, President, called the January Board Meeting to order at 9:00 a.m.

CONFIRM QUORUM

Ms. Reneau confirmed there was a quorum of Board Members with 6 Directors in attendance.

MINUTES – December 2024

If corrections are needed, they will be made as requested, and the Minutes resubmitted for file.

MOTION by Ms. Reneau, second by Mr. Merkovich, to approve the Minutes of the December 4, 2024, meeting as presented. Carried unanimously.

TREASURER'S REPORT

The November 2024 Financials were included in the Board binders for review and discussion.

MOTION by Mr. Garrison, second by Ms. Reneau, to accept the November Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Facilities Usage Report: Reports for November 25 through December 22, 2024, were included in the Board Packet for review and discussion.

Vistas Pool Update: Ms. Jones and Mr. Gorenstein met with Cal-Pools. The Backwash broken line has been repaired, plumbing has been completed and still waiting to receive a quote for tile removal.

Resident Guest Pass Ad Hoc Committee:

The Ad Hoc Committee recommends keeping 20 free annual guest passes per property, additional Purchased Punch Passes - 20 for \$100. A maximum of five (5) guests are allowed per resident per day. Guests 16 and under will not be charged.

Resident Guest Pass

MOTION by Mr. Merkovich, second by Mr. Carneiro to approve the recommendation of the Ad-Hoc Committee to keep 20 free guest punch passes. Additional punch passes can be purchased, 20 for \$100. A maximum of five (5) guests are allowed per resident per day. Guests age 16 and under are free and do not require a punch pass, effective immediately. 4 in favor, 1 opposed. Motion passed. Mr. Davis opposed citing Kalway decision.

Club Guest Pass

MOTION by Ms. Reneau, second by Mr. Garrison to increase the fee from \$50 to \$75 and change name from Annual Club Guest Pass to Non-Residential Club Participation Card. 2 in favor, 3 opposed. Motion failed.

MOTION by Mr. Davis to change Club guest pass to be the same as the resident guest pass. Club guests would check in with resident club members using resident guest pass. No second motion, motion failed.

MOTION by Mr. Garrison, second by Ms. Reneau to accept name change from Annual Club Guest Pass to Non-Residential Club Participation Card. 4 in favor and 1 opposed, motion carried. Mr. Davis opposed stating in his opinion it should be the same as resident guest pass

NEW BUSINESS

New Line Dance Instructor Approval. Replacing Audrey's line dance with Line Dance Instructor Cheryl Grampp.

MOTION by Ms. Reneau, second by Mr. Carneiro to approve new line dance instructor Cheryl Grampp. Carried Unanimously.

Xeriscape Conversion Proposal. Xeriscape for area north of Lakes Tennis Courts.

MOTION by Mr. Carneiro, second by Mr. Merkovich to accept the SDL proposal in the amount of \$13,860. Carried Unanimously.

COMMITTEE MINUTES

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

Government Relations: City of Peoria completed a Satelittle Study regarding Cell Towers. Tim Davis will be reaching out to our councilman for more information. Property taxes will be going up 2%.

Information Technology Committee: No December meeting.

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

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

WVA Cornerstone Committee: No December meeting.

Personnel Committee: Minutes of the November meeting included in the Board Binders.

Recreation Committee: Minutes of the December meeting included in the Board Binders.

Town Hall: Mr. Davis will be requesting a February Town Hall.

Ways and Means Committee: Minutes of the November meeting and the Delinquency Reports included in the Board Binders.

WVGC-WVA Joint Meeting: No December meeting.

MANAGERS' REPORT

The General Manager's Reports for the month of December are included in the Board Binder with clarification provided by Ms. Jones. The General Manager's Report includes reports from the Architectural Control Committee, Resale Department, Compliance Department, Recreation Centers Manager, Facilities Manager and Landscape Company.

FOR THE GOOD OF THE ORDER

The 2025 annual assessment billings have been mailed. The due date is January 1st, after January 31st there will be a late charge added.

An invite will be going out to attend the Westbrook Posse Installation of Officers being held on Thursday, January 16, 2025, at the Vista Ballroom at 7pm.

The Candidates Forum will be held at Lakes Ballroom on February 3rd at 7pm and February 8th at 10 am.

Next Meeting – Wednesday, February 5, 2025, 9:00 a.m.

There being no further business to come before the Board, the Meeting was adjourned at 11:05 a.m.

Respectfully submitted,
Barbara Peot, Minute Keeper