

APPROVED – MARCH 18, 2025
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
FEBRUARY 18, 2025

PRESENT: Marcy Reneau, Jo Ann Greene, Robert Freiberg, Bob Carneiro (Members)
Jody Snider (Assistant General Manager)

ABSENT: Ron Laumann, Kurt Kimmerling (excused)

HOMEOWNER AND MEMBER COMMENTS – Non-Agenda Issues – These comments and discussions are not included as a part of the Minutes.

Ms. Reneau called February 18, 2025, meeting to order at 9:00 a.m. and confirmed a quorum with four (4) members in attendance.

NEW BUSINESS

Homeowner Applications

Meadowridge II – 4180763 – Patio Enclosures – Screened

MOTION by Mr. Freiberg, second by Mr. Carneiro, to accept the application for screened patio enclosure for 4180763 The stipulation will be only one screened door, and the window frame will blend with house color. Carried by unanimous vote of the members in attendance.

Lakeview Estates – 4190032 – Driveway Extension

MOTION by Mr. Carneiro, second by Mr. Freiberg, to accept the application for driveway extension for 4190032. Motion opposed by unanimous vote of the members in attendance. Driveway extensions and banding may be installed on both sides of the driveway with a minimum width of 16 inches and not to exceed the width of the garage structure. No more than 30% of the front yard shall be concrete or concrete pavers. The driveway must have the same driveway material or coating as the existing garage driveway.

Highland Hills – 4200889 – Patio Cover/Roof Extension

MOTION by Mr. Freiberg, second by Mr. Carneiro, to accept the patio cover/roof extension for 4200889. Carried by unanimous vote of the members in attendance.

Fairway Springs – 4210016 – Replace Sliding Patio door/Install Window/Relocation AC unit

MOTION by Ms. Greene, second by Mr. Carneiro, to accept application to replace the sliding patio door, install window and relocate AC unit to east side of the house for 4210016. A wall surrounding the AC unit is not included in the application and a new application will need to be submitted if a wall needs to be installed. Carried by unanimous vote of the members in attendance.

Oakbrook – 4240074 – Skylight/Sliding Glass Door/Window Replacement

MOTION by Mr. Freiberg, second by Ms. Greene, to accept the application to replace existing skylight, replace two (2) patio doors and replace one (1) window for 4240074. Carried by unanimous vote of the members in attendance.

Brookside Gardens – 4290065 – Window Change/Replacement (2)

MOTION by Mr. Carneiro, second by Ms. Greene, to accept the application for two (2) window replacements for 4290065. Carried by unanimous vote of the members in attendance.

Cypress Point – 4340151– Pool/Turf/Rock and Plants

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application to install pool, turf, rock and plants for 4340151. Carried by unanimous vote of the members in attendance.

St Andrews Place – 4370284 – Pool

MOTION by Ms. Greene, second by Mr. Freiberg, to accept the application to install a pool for 4370284. Carried by unanimous vote of the members in attendance.

Cypress Estates II – 4400553 – Front Decorative Bronze Iron and Glass Entry Door

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application to replace the front entry door for 4400553. Carried by unanimous vote of the members in attendance.

Torrey Pines– 4460812 – Rock Ground Cover/Deco Wall/Concrete Pavers/Exterior Lighting

MOTION by Mr. Carneiro, second by Mr. Freiberg, to accept the application for rock cover, deco wall, concrete pavers and exterior lighting for 4460812. Stipulation will be all three exterior light fixtures will measure 22 ½ inches. Carried by unanimous vote of the members in attendance.

Vista Fairways – 4480012 – Patio Cover/Roof Extension - Rear

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for patio cover/extension for 4480012. Carried by unanimous vote of the members in attendance.

Tamarron Place – 4520438 - Front Decorative Bronze Iron and Glass Entry Door

Motion by Mr. Carneiro, second by Ms. Greene, to accept the application to replace front door for 4520438. Carried by unanimous vote of the members in attendance.

Tamarron Place – 4520440 - Front Decorative Bronze Iron and Glass Entry Door

Motion by Mr. Carneiro, second by Ms. Greene, to accept the application to replace front door for 4520440. Carried by unanimous vote of the members in attendance.

The ACC Committee will have three (3) open seats. Applications will be accepted with interviews starting in April. Mr. Freiberg and Mr. Carneiro will conduct interviews.

HOMEOWNER APPEAL

Mountain View Estates – 4150407- Permanent Lighting

Motion by Mr. Freiberg, second by Ms. Greene, to deny application for Permanent Lighting for 4150407. Motion opposed by unanimous vote of the members in attendance.

Standard Amendments

Discussion – Artificial Turf – Ms. Reneau will draft a new standard for artificial turf. Some things discussed were to have separate standards for front, back and side yards. Add guidelines for a percentage of yard that can be updated to turf. Remove the word “accent” from standards. Add a standard for removing all the natural grass. The Committee would like some approvals to stay in house and not all turf requests would have to be approved by the committee.

Discussion – Permanent Lighting – Topic has been tabled. Additional time is needed to gather more information

UNFINISHED BUSINESS – None

REVIEW, CORRECTION AND APPROVAL OF PREVIOUS MINUTES – January 21, 2025. Corrections will be made as required, and the Minutes will be resubmitted.

MOTION by Mr. Carneiro, second by Ms. Greene, to approve the Minutes of January 21, 2025 meeting. Carried by unanimous vote of the members in attendance.

FOR THE GOOD OF THE ORDER

None

Next Meeting – Tuesday, March 18, 2025, 9:00 am at FALC

ADJOURN

Meeting adjourned at 11:00 a.m.

Barbara Peot
Minute Keeper