

APPROVED APRIL 15, 2025
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
March 18, 2025

PRESENT: Marcy Reneau, Jo Ann Greene, Robert Freiberg, Bob Carneiro, Ron Laumann, Kurt Kimmerling (Members)
Karen Jones (General Manager)
Jody Snider (Assistant General Manager)

ABSENT:

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

Ms. Reneau called the March 18, 2025, meeting to order at 9:00 a.m. and confirmed a quorum with six (6) members in attendance.

NEW BUSINESS

Homeowner Applications

Ironwood Estates- 4120978 – Replace side gate

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for replacement of side gate for 4120978. Carried unanimously.

Quail Ridge – 4170593 – Partial Window Change/Replacement (6 windows)

MOTION by Ms. Reneau, second by Ms. Greene, to accept the application for six (6) window replacement for 4170593. Committee approves front profile of house replacement; however, Homeowner will have to send an existing picture of bathtub window to Ms. Snider confirming it matches the side profile. If the window matches Ms. Snider will approve. Carried unanimously.

Pineridge – 4321119 – Artificial Turf – Front Yard

MOTION by Mr. Freiberg, second by Ms. Greene, to accept the application for front yard artificial turf for 4321119. Carried unanimously.

Eagle Ridge – 4331062 – Partial Window Replacement (10 windows)

MOTION by Mr. Laumann, second by Mr. Freiberg, to accept application for ten (10) window replacement for 4331062. Conditional approval is based on replacing all windows including laundry room window otherwise application will be denied. Ms. Snider will contact homeowner to verify and approve in house. Carried unanimously.

St Andrews Place – 4370203 – Patio Cover/Roof Extension

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to accept the application for patio cover/roof extension for 4370203. Carried unanimously.

St Andrews Place – 4370317 – Partial Window Change/Replacement (8 windows)

MOTION by Mr. Laumann, second by Mr. Freiberg, to accept the application for eight (8) window replacement for 4370317. Carried unanimously.

Cypress Point Estates –4340114 – Front Decorative Bronze Iron and Glass Entry Door

MOTION by Mr. Laumann, second by Mr. Carneiro, to accept the application for front decorative door for 4340114. Carried unanimously.

Torrey Pines – 4460847 – Partial Window Replacement (2 windows, 1 Slider)

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for two (2) window and one (1) slider replacement for 4460847. Carried unanimously.

Torrey Pines – 4460889– Artificial Turf – Rear Yard

MOTION by Mr. Carneiro, second by Ms. Greene, to accept the application for rear yard artificial turf for 4460889. Carried unanimously.

HOMEOWNER APPEAL

Torrey Pines – 4460776 – Deco Wall (Wrought Iron Railing – Front)

Motion by Mr. Freiberg, second by Mr. Kimmerling, to deny application for wrought iron railing for 4460776 with the understanding that the committee will work on a new standard. Carried unanimously.

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 – Additional time is needed to gather more information

UNFINISHED BUSINESS – None

REVIEW, CORRECTION AND APPROVAL OF PREVIOUS MINUTES – February 18, 2025. Corrections will made as required, and the Minutes will be resubmitted.

MOTION by Mr. Freiberg, second by Mr. Carneiro, to approve the Minutes of February 18, 2025 meeting. Carried unanimously.

FOR THE GOOD OF THE ORDER

Reminder to Vote - Annual Meeting is March 26, 2025, at 6:15 pm at the Lakes Ballroom. Special Meeting will be at 6:00 pm

Next Meeting – Tuesday, April 15, 2025, 9:00 am at FALC

ADJOURN

Meeting adjourned at 11:00 a.m.

Barbara Peot
Minute Keeper