

APPROVED MAY 20, 2025
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
APRIL 15, 2025

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

ABSENT: Kurt Kimmerling

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

Ms. Reneau called the April 15, 2025, meeting, to order at 9:00 a.m. and confirmed a quorum with six (6) members in attendance.

NEW BUSINESS

Homeowner Applications

Quail Ridge – 4170551 – Patio Cover/Roof Extension

MOTION by Mr. Laumann, second by Mr. Freiberg, to accept the application for patio cover/roof extension for 4170551. Carried unanimously.

Windsor Park – 422 – Paint – 62 units

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for Paint – 62 units in Windsor Park for 422 with the stipulation all security doors that are not currently bronze color must be painted the body or the trim color. The entire exterior of the property must be painted the body color including those contained inside screed porches. Carried unanimously.

Oakmont Heights – 4360397 – Partial Window Replacement

MOTION by Ms. Greene, second by Mr. Freiberg, to accept the application for partial window replacement for 4360397. Carried unanimously.

St. Andrews Place – 4370326 – Artificial Turf – Rear Yard

MOTION by Mr. Bernier, second by Mr. Carneiro, to accept the application for artificial turf for 4370326. Carried unanimously.

Cypress Point Estates – 4400543 – Backyard Shade Structure

MOTION by Mr. Laumann, second by Ms. Greene, to accept the application for backyard shade structure for 4400543. Carried unanimously.

Torrey Pines – 4460905 – Pool/Spa - Concrete Patios/Walkways

MOTION by Mr. Freiberg, second by Mr. Laumann, to accept the application for a new spa and new pool deck for 4460905. Carried unanimously.

Torrey Pines – 4460905 – Artificial Turf/Putting Green – Rear Yard

MOTION by Mr. Laumann, second by Mr. Bernier, to accept the application for artificial turf for 4460905. Carried unanimously.

Vista Fairways – 4480061 – Landscape – Planting Material

MOTION by Mr. Bernier, second by Mr. Carneiro, to accept the application for landscape planting material for 4480061 with stipulation that the homeowner must follow the stipulations as imposed by the sub-association. Carried unanimously.

Fairway Views – 4500970– Front Decorative Bronze Iron and Glass Entry Door

MOTION by Mr. Bernier, second by Mr. Freiberg, to accept the application for decorative bronze front door for 4500970 Carried unanimously.

Scotland Hills – 451 – Landscape – Plant, Trellis, Pavers and Boulders in Front Yard

Motion by Mr. Freiberg, second by Ms. Greene, to accept the application for front yard landscape changes for 451. Carried unanimously.

Willow Ridge– 4531145 – Window Change/Replacement

Motion by Ms. Greene, second by Mr. Carneiro, to accept the application for window replacement for 4531145. Carried unanimously.

Willow Ridge– 4531145 – Room Addition

Motion by Mr. Freiberg, second by Mr. Bernier, to accept the application for the room addition for 4531145. Carried unanimously.

UNFINISHED BUSINESS

Standard Amendments

Discussion – Artificial Turf – Committee discussion and a few changes suggested, Ms. Reneau will update draft and bring back to committee for approval.

Discussion – Permanent Lighting – Additional time is needed to gather more information.

NEW BUSINESS

New Committee Members: Mr. Laumann and Ms. Greene have submitted their applications to continue as ACC members.

Motion by Mr. Freiberg, second by Mr. Bernier, to accept Mr. Laumann, and Ms. Greene application for committee member. Motion carried with Mr. Laumann and Ms. Greene abstaining from vote, applications will be passed to the Board of Directors meeting in May for approval.

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

MOTION by Mr. Carneiro, second by Mr. Freiberg, to approve the Minutes of March 18, 2025 meeting. Motion carried with Mr. Bernier abstaining as he was not on the committee at that time.

FOR THE GOOD OF THE ORDER

None

Next Meeting – Tuesday, May 20, 2025, 9:00 am at FALC

ADJOURN

Meeting adjourned at 10:30 a.m.

Barbara Peot
Minute Keeper