

APPROVED September 3, 2025
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS' MEETING
JULY 2, 2025

MINUTES

PRESENT: Amy Miller, Max Allen, Marcy Reneau, Bruce Garrison, Tim Davis, Steve Merkovich,
Joe Bernier (Board Members)
Jody Snider (Assistant General Manager)
Sean Gorenstein (Facilities Manager)
Denise Murphy (Recreation Centers Manager)

ABSENT: Karen Jones (General Manager)

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

Ms. Reneau, President, called the June Board Meeting to order at 9:00 a.m.

CONFIRM QUORUM

Mr. Davis confirmed there was a quorum of Board Members with seven (7) Directors in attendance.

MINUTES – June 2025

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

MOTION by Ms. Miller, second by Mr. Allen, to approve the Minutes of the June 4, 2025, meeting as presented. Carried unanimously.

TREASURERS REPORT

The June 2025 Financials were included in the Board binders for review and discussion.

MOTION by Mr. Allen, second by Mr. Merkovich, to accept the June Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Facilities Usage Report: Reports for May 26, 2025, through June 22, 2025, were included in the Board Packet for review and discussion.

Vistas Pool Exercise Rail Quotes: The committee would like to discuss adding a second rail, if possible. More information from Cal Pools is needed. Tabled until the next meeting.

Guest Policy/Membership Policy Update: Ways and Means committee is waiting for more information from administration and discussed sending survey before a town hall is scheduled.

Second Sundays Marketplace Manager Interview Update: Ms. Murphy stated that she has contacted the Arrowhead Farmers Market Manager to see if she is interested in managing the Second Sundays Marketplace.

NEW BUSINESS

WVA/Westbrook HOA/Golf Club 2025 Wall Project Funds Approval: Additional funds needed for Wall Project with Golf Club.

MOTION by Ms. Miller, second by Mr. Garrison, to approve additional funds of \$27,688 to complete the wall project with Golf Club by Metzger Painting. Committee waives acquiring (3) three bids and contingency for overage of \$6000.00. Carried unanimously.

MOTION by Mr. Allen, second by Ms. Miller, to approve the bill back for repairs and painting by Metzger Painting.

Turf-Artificial Standard and Turf-Lawn Standard: Updates to Turf Standards.

MOTION by Mr. Bernier, second by Mr. Allen, to accept the update to the Turf-Artificial Standards. Carried unanimously.

Motion by Mr. Bernier, second by Mr. Garrison, to accept the update to the Turf-Lawn Standards. Carried unanimously.

COMMITTEE MINUTES

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

Government Relations: None

Information Technology Committee: No June meeting.

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

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

WVA Cornerstone Committee: No June Meeting

Personnel Committee: No June Meeting.

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

Town Hall: None

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

WVGC-WVA Joint Meeting: Minutes of the June meeting included in the Board Binders

MANAGERS' REPORT

The June report included in Board Binders.

FOR THE GOOD OF THE ORDER - None

Next Meeting – Wednesday, September 3, 2025, 9:00 a.m. at FALC No August Meeting.

There being no further business to come before the Board, the Meeting was adjourned at 10:00 a.m.

Barbara Peot, Minute Keeper