

APPROVED – JULY 2, 2025
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS' MEETING
JUNE 4, 2025

MINUTES

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

ABSENT:

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 9:13 a.m.

CONFIRM QUORUM

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

MINUTES – May 2025

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

MOTION by Ms. Miller, second by Mr. Garrison, to approve the Minutes of the May 7, 2025, meeting as presented. Carried unanimously.

MOTION by Mr. Garrison, second by Mr. Bernier, to approve the Minutes of the April 2, 2025, Organizational meeting as presented. Carried unanimously.

TREASURERS REPORT

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

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

UNFINISHED BUSINESS

Facilities Usage Report: Reports for April 28, 2025, through May 25, 2025, were included in the Board Packet for review and discussion.

Lakeview Estates #4190032 – Driveway Appeal: As for agenda item Lakeview Estates #4190032 Driveway Appeal, the board of directors including Mr. Bernier received an email from Mr. Davis at 6:21 a.m. this morning indicating that there was potential legal action to be taken in this matter. As a result of this, we will need to suspend discussion of this appeal, so that we may seek legal counsel on behalf of the association. As result this matter is now of a legal nature and will only be heard in the Executive Session. Mr. Bernier, we will notify you when this matter can be placed on an upcoming agenda.

Vistas Pool Exercise Rail Quotes: Awaiting proposals, tabled until next month's meeting.

NEW BUSINESS

Guest Policy/Membership Policy DRAFT for Discussion: Suggested updates to the Membership Policy were presented.

MOTION by Mr. Davis, second by Mr. Bernier, to approve gathering more information on guest policy and schedule a town hall for end of September or first part of October before being voted on by the Board. Carried unanimously.

Procurement Policy: Procurement Policy, dated October 22, 2014, was presented and reviewed.

COMMITTEE MINUTES

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

Government Relations: City of Peoria approved a 20 billion contract with Amkor.

Information Technology Committee: No May meeting.

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

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

WVA Cornerstone Committee: Minutes of the May meeting included in the Board Binders.

Personnel Committee: No May Meeting.

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

Town Hall: None

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

WVGC-WVA Joint Meeting: No May meeting.

MANAGERS' REPORT

The May report included in Board Binders.

FOR THE GOOD OF THE ORDER

Board President, Marcy Reneau, read the following statement at the opening of the meeting.

Good morning, everyone. Our HOA is committed to maintaining a positive and respectful community where discussions remain constructive and productive. To ensure effective meetings, I ask that everyone come prepared, keep discussions focused, and avoid unnecessary drama. Our HOA is committed to fostering a positive and collaborative community, where all voices are heard and treated with civility. The HOA does not operate a social media platform for official discussions. Statements made on these platforms do not represent the board and will not be addressed in meetings. Our discussions should remain centered on matters directly impacting our community through the proper channels. Disrespectfulness or vulgar language toward Board members, HOA administration or other members will not be tolerated. If a member engages in disruptive behavior, the meeting will be paused, and they will

receive a warning. If the behavior continues, they will be asked to leave. Should they refuse, the meeting will be adjourned. These measures ensure a professional and respectful environment for all. For suggestions, recommendations, or complaints, please contact the general manager, board president, or the appropriate committee chairperson. Decisions take time and careful review—please allow the system to work as intended so each matter receives proper consideration. By working together in a respectful and organized manner, we can build a strong and well-functioning community. Thank you for your cooperation.

Next Meeting – Wednesday, July 2, 2025, 9:00 a.m. at FALC

There being no further business to come before the Board, the Meeting was adjourned at 11:00 a.m.

Barbara Peot, Minute Keeper