

APPROVED OCTOBER 1, 2025
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS' MEETING
SEPTEMBER 3, 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 September 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.

CORRECTIONS TO MAY 7, 2025, MEETING MINUTES – Second Sundays Marketplace Season 2025-2026 – Amend the words hire and hiring to interview and interviewing for Second Sunday

MOTION by Ms. Miller, second by Mr. Bernier, to amend the meeting minutes from May 7, 2025, meeting Carried unanimously.

MINUTES – July 2, 2025

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

MOTION by Mr. Allen, second by Mr. Merkovich, to approve the Minutes of the July 2, 2025, meeting as presented. Carried unanimously.

TREASURERS REPORT

The June 30, 2025, Financials were included in the Board binders for review and discussion.

MOTION by Ms. Miller, second by Mr. Merkovich, to accept the June 30, 2025, Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried unanimously.

The July 31, 2025, Financials were included in the Board binders for review and discussion.

MOTION by Mr. Merkovich, second by Mr. Allen, to accept the July 31, 2025, Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Facilities Usage Report: Reports for June 23, 2025, through July 27, 2025, were included in the Board Packet for review and discussion.

Facilities Usage Report: Reports for July 28, 2025, through August 24, 2025, were included in the Board Packet for review and discussion.

Vistas Pool Exercise Rail: After review and discussion with Cal Pools there is sufficient room for two (2) four (4) feet or six (6) feet long exercise rails. Four (4) feet rail is \$1585.00 and six (6) feet rail is \$1921.00.

MOTION by Mr. Allen, second by Mr. Bernier, to approve two (2) six (6) feet exercise rails. Carried unanimously.

WVA Membership Guest Policy – Update from Mr. Garrison: Mr. Garrison from Ways and Means Committee reviewed the 2024 and year to date 2025 numbers of homeowners and guest that attend WVA facilities. He also presents an outline of the survey that will be sent to homeowners. After committee discussion, it was decided that the cost of the member Guest Policy should increase to \$50.00 for step one on section A, B and C on the survey outline and adding section D to leave Membership Guest Policy as is. Also, include in the survey the current Membership Guest Policy.

MOTION by Ms. Miller, second by Mr. Merkovich, to request Administration Staff to send Membership Guest Policy survey to homeowners. Motion carried 5/1.

MOTION by Mr. Allen, second by Mr. Merkovich, to send survey as soon as possible by electronic email after the Board of Directors reviews the survey and votes by unanimous written consent. Carried unanimously.

Second Sundays Marketplace Manager Interview Update: Two candidates were interviewed to manage the Second Sunday, both declined. Ms. Miller will work on a Home and Garden show to replace the Second Sunday to recoup loss revenue made from Second Sunday. There will be Arts and Craft event in November, Club Open House in December and a Home and Garden Show in February.

NEW BUSINESS

New Club Application-Club Gen XYZ: New Club GENXYZ to host minimum of five (5) events per year to include dances, live music, themed parties, and pool parties to appeal to the new generation of WVA residents.

MOTION by Mr. Allen, second by Mr. Garrison to accept GenXYZ as a Westbrook Village sanction club. Carried unanimously.

Non-Resident Club Participation Card Fee: Increase Non-Resident Club Participation Fee from \$50.00 to \$75.00. Effective January 2026 with escalator clause to be CPI increase each year rounded to nearest dollar.

MOTION by Mr. Allen, second by Mr. Merkovich, to accept the increase for the Non-Resident Club Participation Card fee to \$75.00 with escalator clause to be CPI increase each year rounded to nearest dollar. Effective January 2026. Carried unanimously.

2026 Budget Committee Member Recommendations: New member applications for 2026 Budget Committee are, Kurt Kimmerling, Paul Schnetzky, Frank Macedon, and Jim Schulz. Budget meeting dates are Monday October 6, 2025, Monday October 20, 2025, and if needed Friday October 24, 2025. Special Board of Directors Meeting to present the 2026 Annual Budget is Wednesday October 29, 2025.

MOTION by Mr. Garrison, second by Mr. Merkovich, to accept new member applications for the 2026 Budget Committee. Kurt Kimmerling, Paul Schnetzky, Frank Macedon, and Jim Schulz. Carried unanimously.

Non-Recreational Vehicle Storage – RV Lot: Recommendation to WVA to allow non-recreational vehicles to lease in RV Lot for non-commercial vehicles. Vehicles will be wheeled and follow the same RV Lot standards.

MOTION by Ms. Miller, second by Mr. Bernier, to approve Non-Recreation Vehicle Storage in RV Lot. Carried unanimously.

COMMITTEE REPORTS:

Architectural Control Committee: Minutes of the July and August meeting included in the Board Binders.

Government Relations: None

Information Technology Committee: No July or August meeting.

Landscape & Facilities Committee: Minutes of the July and August meeting included in the Board Binders.

Long Range Planning Committee: Minutes of the July meeting included in the Board Binders. No August meeting.

WVA Cornerstone Committee: No July Meeting. Minutes of the August meeting included in the Board Binders.

Personnel Committee: No July or August Meeting.

Recreation Committee: Minutes of the July meeting included in the Board Binders. No August meeting.

Town Hall: None

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

WVGC-WVA Joint Meeting: Minutes of the July and August meeting included in the Board Binders.

MANAGERS' REPORT

The July and August report included in Board Binders.

FOR THE GOOD OF THE ORDER - None

Next Meeting – Wednesday, October 1, 2025, 9:00 a.m. at FALC.

There being no further business to come before the Board, the Meeting was adjourned at 11:13 a.m.

Barbara Peot, Minute Keeper

