

APPROVED SEPTEMBER 16,2025
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
August 19, 2025

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

ABSENT: Ron Laumann (Excused)

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

Ms. Reneau called the August 19, 2025, meeting, to order at 9:00 a.m. and confirmed a quorum with six (6) members in attendance.

NEW BUSINESS

Homeowner Applications

Meadowridge – 4140199 – Pool

MOTION by Mr. Bernier, second by Mr. Freiberg, to accept the application for a Pool for 4140199.

Carried unanimously.

Stipulation: Homeowner to bring tile into admin office for approval by AGM.

Cambridge Crossing – 425 – Xeriscape

Add Pygmy Palm/ Lantana – 5-gallon

Add Boulder – 2' x 3'

Add rock Same color as the rest of the property

Add Rip Rap

MOTION by Mr. Kimmerling, second by Ms. Greene, to accept the application for Xeriscape for 425.

Carried unanimously.

St. Andrews Place - 4370335 - Front Decorative Bronze Iron and Glass Entry Door

MOTION by Mr. Kimmerling, second by Mr. Carneiro, to accept the application for a Front Decorative Bronze Iron and Glass Entry Door for 4370335. Carried unanimously.

Meadow Park Casitas II – 4380014 - Partial Window Change/Replacement

MOTION by Ms. Greene, second by Mr. Bernier, to accept the application for

Partial Window Change/Replacement for 4380014. Carried unanimously.

Cypress Point Estates II - 4400519 - Front Decorative Bronze Iron and Glass Entry Door

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for a Front Decorative Bronze Iron and Glass Entry Door for 4400519. Carried unanimously.

Westbrook Village Assoc. -Vistas Recreation Center - WVA – Paint Entry monuments (4), Veterans Ramada, deco walls near Veterans Ramada, Fine Arts Learning Center (FALC), Pickleball Ramada, Pickleball stadium courts stairs, handrails and walls.

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to accept the application for Paint – Vista Recreation Center for WVA. Carried unanimously.

Colorado Trail – Body Stonish Beige - Trim

UNFINISHED BUSINESS

Standard Amendments - Discussion – Permanent Lighting

Continued discussion of new standards and general guidelines for Permanent Lighting.

REVIEW, CORRECTION AND APPROVAL OF PREVIOUS MINUTES – July 15, 2025. Corrections will be made as required, and the Minutes will be resubmitted.

MOTION by Mr. Freiberg, second by Mr. Carneiro, to approve the Minutes of July 15, 2025 meeting. Carried with Ms. Greene abstaining as she was not at this meeting.

FOR THE GOOD OF THE ORDER

Ms. Snider asked to discuss mini splits and if the committee needed to make any changes to the Air Conditioner/Heat Pump Replacement Standards, no changes to the Standards needed.

Ms. Reneau raised the need for the committee to include battery storage systems in the Solar Energy Devices standard. Ms. Snider will check with the City of Peoria to see what they have as to requirements.

Next Meeting – Tuesday, September 16, 2025, 9:00 am at FALC

ADJOURN

Meeting adjourned at 10:05 a.m.

Jody Snider, Assistant General Manager