

APPROVED OCTOBER 21, 2025
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
September 16, 2025

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

ABSENT: Bob Carneiro (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 September 16, 2025, meeting, to order at 9:00 a.m. and confirmed a quorum with six (6) members in attendance.

NEW BUSINESS

Homeowner Applications

Edgewater Park – 426- Tree Removal

MOTION by Mr. Freiberg, second by Ms. Greene, to accept the application for one (1) Tree Removal for 426. Carried unanimously.

Edgewater Park – 426 – Parking Spaces Changing to Concrete

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to accept the application for changing parking spaces to concrete for 426. Carried unanimously.

Eagle Ridge – 4431023 – Front Decorative Bronze Iron and Glass Entry Door

MOTION by Mr. Laumann, second by Ms. Greene, to accept the application for the Front Decorative Bronze Iron and Glass Entry Door for 4431023. Carried unanimously.

Pinehurst Place – 4350070 – Partial Window Change/Replacement (10) Windows

MOTION by Mr. Bernier, second by Mr. Kimmerling, to deny application for Partial Window Change for 4350070. Not all windows on rear profile are in compliance. Carried unanimously.

Cypress Point Estates II – 4400519 – Pool

MOTION by Mr. Bernier, second by Ms. Greene, to accept the application for the Pool for 4400519. Carried unanimously.

Vista Pinnacle – 4420604 – Spa

MOTION by Mr. Freiberg, second by Ms. Greene, to accept the Spa for 4420604. Carried unanimously.

Vista Crossing – 443 – Xeriscape

Motion by Mr. Bernier, second by Mr. Freiberg, to accept Xeriscape for 443 as presented contingent on grant approval. Stipulation will be, if the grant is not fully approved by the City of Peoria Vista Crossing will provide what portions of this application are going to be completed to the Administration Office. A new letter of approval will be provided documenting the approved areas.

Torrey Pines – 4460749 – Permanent Generator System

MOTION by Mr. Bernier, second by Kimmerling, to accept the application for a Permanent Generator System for 4460749. Carried unanimously.
Torrey Pines – 4460832 – Third Gate

MOTION by Mr. Laumann, second by Mr. Kimmerling, to accept the application for a Third Gate for 4460832. Carried unanimously.

Tamarron Place – 4520435 – Front Decorative Bronze Iron and Glass Entry Door

MOTION by Mr. Kimmerling, second by Mr. Bernier, to accept the application for a Front Decorative Bronze Iron and Glass Entry Door for 4520435. Carried unanimously.

Vista Perimeter Fencing Project – The Committee will approve proposed material for Vista Perimeter Fencing Project only, includes the Block wall and Iron gate.

MOTION by Mr. Freiberg, second by Mr. Bernier, to accept the proposed material for the Vista Perimeter Fencing and request that a cap knee wall be installed. Carried unanimously.

HOMEOWNER APPEALS

Heatherbrook- 4130304 – Trellis

MOTION by Mr. Freiberg, second by Ms. Greene, to deny the application for 4130304. Does not comply with WBV standards. Per standards Trellises must be painted the color of the body of the house. Carried unanimously.

UNFINISHED BUSINESS

Standard Amendments

Exterior Soffit Lighting – Completed draft dated September 16, 2025.

MOTION by Mr. Laumann, second by Ms. Greene, to accept updated changes to the Exterior Soffit Lighting standards and forward to Board of Directors for final approval. Carried unanimously.

Solar Energy Devices – Battery Storage Devices - Draft adding Battery Storage Device. Include behind and below privacy wall.

MOTION by Mr. Bernier, second by Mr. Kimmerling to accept changes to the Solar Energy Devices standards and forward to Board of Directors for final approval. Carried unanimously.

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

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the Minutes of August 19, 2025 meeting. Carried with Mr. Laumann abstaining as he was not at this meeting.

FOR THE GOOD OF THE ORDER

None

Next Meeting – Tuesday, October 21, 2025, 9:00 am at FALC

ADJOURN

Meeting adjourned at 10:35 a.m.

Barbara Peot, Minute Keeper

