

APPROVED
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS' MEETING
JANUARY 7, 2026

MINUTES

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

ABSENT: None

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 January 7, 2026, Board Meeting to order at 9:04 a.m.

CONFIRM QUORUM

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

MINUTES – December 3, 2025

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

MOTION by Mr. Garrison, second by Mr. Bernier, to approve the Minutes of the December 3, 2025, meeting as presented. Motion Carried, with Mr. Merkovich abstaining as he was not at the meeting.

TREASURERS REPORT

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

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

UNFINISHED BUSINESS

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

NEW BUSINESS

Homeowner Guest Pass Survey Update: 2025 Guest Pass Survey Summary was presented to Board of Directors.

MOTION by Mr. Bernier, second by Mr. Davis, to include the results of the Homeowner Guest Pass Survey in the minutes. Motion failed. 3/2, Ms. Miller abstaining from the vote.

2026 Upcoming Town Hall Dates: Upcoming Scheduled Town Halls.

January 15, 2026 – Vista Perimeter Fence

January 29, 2026 -Preservation Fee Increase

February 18, 2026 – Guest Pass Policy

COMMITTEE REPORTS:

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

Government Relations: Peoria Residents can now take on-demand Rides. Call Valley Metro

Information Technology Committee: No December Meeting.

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

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

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

Personnel Committee: No December Meeting

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

Town Hall: January 15, 2026, 6:00 pm - Vista Perimeter Fence.

Ways and Means Committee: Minutes of the December meeting included in the Board Binders.

WVGC-WVA Joint Meeting: No December Meeting.

MANAGERS' REPORT

The December 2025 report included in Board Binders.

FOR THE GOOD OF THE ORDER

Candidates Night will be February 11, 2026.

Second Sunday will be January 11, 2026.

Annual Assessment is due by January 31, 2026.

Annual Posse Fest will be January 25, 2026.

City of Peoria, Councilman, Rick Stokes, will be joining the Coffee Talk on Tuesday, January 27, 2026.

Next Meeting – Wednesday, February 4, 2026, 9:00 a.m. at FALC.

There being no further business to come before the Board, the Meeting was adjourned at 9:55 a.m.

Barbara Peot, Minute Keeper