



AGENDA
Board of Directors Meeting
Wednesday, May 06, 2026, 9:00 am FALC

- I. Homeowner and Board Comments**
 - A. Homeowner Comments** – If you wish to address the Board of Directors on non-agenda items, you must sign in **prior** to the meeting being called to order.
 - 1. Non-Agenda Issues** - If you wish to address the Board on an item **not** listed on the agenda, please indicate the topic in the appropriate column on the sign-in sheet. Each homeowner who signs in will then be given three (3) minutes to address the Board, prior to the meeting being called to order.
 - 2. Agenda Issues** - Following Board discussion and **prior to the** Board **vote**, each homeowner will be given an opportunity to address the Board for up to three (3) minutes on the agenda topic.
- II. Call to Order** – Westbrook Village Board of Directors President – Bruce Garrison
- III. Confirm Quorum** – Secretary Westbrook Village Board of Directors – Max Allen
Pursuant to Article 4, Section 7 of the Bylaws of Westbrook Village – Quorum – One half (1/2) of the number of the directors then serving, shall constitute a quorum at a meeting of the board. There are seven (7) Directors on the Westbrook Village Board at this time. Four (4) Directors must be present to meet quorum requirements.
- IV. Review, Correction and Approval of previous minutes**
 - A.** April 01, 2026, BOD meeting minutes – **Pg. 1 - 2**
 - A. Treasurer's Report**
 - A.** Treasurer's published report for March 31, 2026 – **Pg. 3 - 4**
 - B.** March 31, 2026, Financial Statements
 - 1.** Operations March 31, 2026 – **Pg. 5 - 14**
 - 2.** Replacement Reserve Fund March 31, 2026 – **Pg. 15 - 17**
 - B. Unfinished Business**
 - A.** Facilities Usage Reports – **Pg. 18 - 20**
 - 1.** 03.23.2026 - 04.26.2026
 - B.** Architectural Control Committee Member Recommendation – **Pg. 21 - 25**
 - C.** Landscape and Facilities Committee Member Recommendation – **Pg. 26 - 34**
 - D.** Long Range Planning Committee Member Recommendation – **Pg. 35 - 42**
 - E.** Recreation Committee Member Recommendation – **Pg. 43 - 61**

Board of Directors Agenda

C. New Business

- A. Homeowner Comments & For the Good of the Order Discussion

D. Committee Reports

- A. Architectural Control Committee** – Chair, Amy Miller
April 21, 2026, meeting minutes – **Pg. 62 - 64**
- B. Government Relations** – Chair, Joe Bernier
- C. Information Technology Committee** – Chair, Joe Bernier
- D. Landscape & Facilities Committee** – Chair, Bob Carneiro
April 08, 2026, meeting minutes – **Pg. 65 - 66**
- D. Long Range Planning Committee** – Chair, Max Allen
April 15, 2026, meeting minutes – **Pg. 67**
- F. WVA Cornerstone Committee** – Chair, Amy Miller
No April meeting
- G. Personnel Committee** – Chair, Steve Merkovich
- H. Recreation Committee** – Chair, Max Allen
April 14, 2026, meeting minutes – **Pg. 68 - 69**
- I. Town Hall** – Chair, Joe Bernier
- J. Ways and Means Committee** – Chair, Bob Carneiro
April 29, 2026, meeting minutes – **Pg. 70 - 76**
- K. WVGC-WVA Joint Meetings** – Bruce Garrison
No April Meeting

Managers' Report – Pg. 77 - 80

- A. For the Good of the Order** – (if you are unable to attend the BOD meeting and wish to voice a concern to the Board, please contact Karen Jones, General Manager, at 623-561-0099 to be your liaison).

Adjourn – Next Meeting Wednesday, June 03, 2026, 9:00 am FALC