



AGENDA
Board of Directors Meeting
Wednesday, September 02, 2026
FALC 9:00 a.m.

- I. Pledge of Allegiance**
- II. Call to Order** – President Westbrook Village Board of Directors – 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.** July 01, 2026, BOD meeting minutes – **Pg.**
 - B.** No August Meeting
- V. Treasurer's Report**
 - A.** Treasurer's published report for June 30, 2026 – Treasurer – **Pg.**
 - B.** June 30, 2026, Financial Statements
 - 1.** Operations June 30, 2026 – **Pg.**
 - 2.** Replacement Reserve Fund June 30, 2026 – **Pg.**
 - C.** Treasurer's published report for July 31, 2026 – Treasurer – **Pg.**
July 31, 2026, Financial Statements
 - 1.** Operations July 31, 2026– **Pg.**
 - 2.** Replacement Reserve Fund July 31, 2026 – **Pg.**
- VI. Unfinished Business**
 - A.** Vistas Perimeter Fence
 - B.** Facilities Usage Report – **Pg.**
 - 3.** 06.22.2026 - 07.26.2026
 - 4.** 07.27.2026 – 08.23.2026
- VII. New Business**
 - A.** 2027 Budget Committee Member Recommendations – **Pg.**
 - B.** Flags Standard Amended - **Pg.**
 - C.** Shade Structure Standards – **Pg.**
 - D.** Vote on General Manager Contract Renewal

Board of Directors Agenda

VIII. Committee Reports

- A. Architectural Control Committee** – Amy Miller
July 21, 2026, meeting minutes – **Pg.**
August 18, 2026, meeting minutes – **Pg.**
- B. Cornerstone Committee** – Chair, Amy Miller
No July or August meeting
- C. Landscape & Facilities Committee** – Bob Carneiro
July 08, 2026, meeting minutes, no August meeting – **Pg.**
- D. Long Range Planning Committee** – Max Allen
July 15, 2026, meeting minutes, no August meeting – **Pg.**
- E. Government Relations** – Joe Bernier
- F. Information Technology Committee** – Joe Bernier
July 21, 2026 meeting minutes – **Pg.**
- G. Personnel Committee** – Steve Merkcovich
- H. Recreation Committee** – Max Allen
July 14, 2026 meeting minutes, no August meeting – **Pg.**
- I. Town Hall** – Joe Bernier
- J. Ways and Means Committee** – Bob Carneiro
July 22, 2026 meeting minutes – **Pg.**
August 26, 2026 meeting minutes – **Pg.**
- K. WVGC-WVA Joint Meetings** – Bruce Garrison
No July or August Meeting

IX. Managers' Report –Pg.

July & August 2026

X. Homeowner 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.

XI. For the Good of the Order

If you are unable to attend the Board of Directors meeting and would like to share a concern with the Board, please contact Karen Jones, General Manager, at 623-561-0099, who will serve as your liaison.

Adjourn – Next meeting Wednesday, October 07, 2026