



AGENDA

(Amended January 3, 2022) *

Board of Directors Meeting Wednesday, January 5, 2022 FALC 8:00 a.m.

- 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. **Pledge of Allegiance**
 - I. **Call to Order** – Westbrook Village Board of Directors President – Amy Miller
 - II. **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.
- III. **Review, Correction and Approval of previous minutes**
 - A. December 1, 2021 BOD meeting minutes – **Pg. 1 - 4**
- IV. **Treasurer's Report**
 - A. Treasurer's published report for November 30, 2021 – **Pg. 5**
 - B. November 30, 2021 Financial Statements
 1. Operations November 30, 2021 – **Pg. 6 - 11**
 2. Replacement Reserve Fund November 30, 2021 – **Pg. 12 - 13**
- V. **Unfinished Business**
 - A. Abacus Data Reports – **Pg. 14 - 16**
 1. (11/16/2021 – 12/19/2021)
 - B. Amendment Initiative Update – **Pg. 17**

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C. Stadium Court Update

VI. New Business

- A. Proposed Standard amendment to Refueling Appliances -Tanks – **Pg. 18**
- B. Proposed Standard amendment to Stationary BBQ-Visible to Neighboring Properties – **Pg. 19**
- C. Proposed Standard amendment to Fire Pits – **Pg. 20**
- D. Proposed Standard amendment to Pools & Spas – **Pg. 21**
- E. Vistas Pool Project Proposal – **Pg. 22 – 38**
- F. Lakes Complex Roofing Project – **Pg. 38 a – s ***
- G. Introduce new candidates running for BOD 2022

VII. Committee Reports

- A. **Architectural Control Committee** – Amy Miller
December 21, 2021 meeting minutes – **Pg. 39 - 40**
- B. **Government Relations** – Mike Greene
- C. **Information Technology Committee** – Tom Canepa
- D. **Landscape & Facilities Committee** – Mike Greene
December 8, 2021 meeting minutes – **Pg. 41 - 42**
- E. **Long Range Planning Committee** – Sil Maiorana
December 21, 2021 meeting minutes – **Pg.43 - 44**
- H. **WVA Cornerstone Committee** – Amy Miller
No December meeting
- G. **Personnel Committee** – Tom Canepa
- H. **Recreation Committee** – Max Allen
December 14, 2021 meeting minutes – **Pg. 45 - 48**
- I. **Town Hall**
- J. **Ways and Means Committee** – Sil Maiorana
December 22, 2021 meeting minutes – **Pg. 49 - 51**
Delinquency Report – **Pg 52**
- K. **WVGC-WVA Joint Meetings** – Mike Greene
No December Meeting

VIII. Managers' Report – Pg. 53 - 55

- A. **For the Good of the Order** – (if you are unable to attend 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).

Executive Session - A.R.S. §33-1804 (A) - Personnel

Adjourn – Next meeting Wednesday, February 2, 2022 at 8:00 a.m. FALC