

Approved May 5, 2021
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
April 7, 2021

MINUTES

PRESENT: Michael Greene, Tom Canepa, Max Allen, Sil Maiorana, Amy Miller, Gary Harmann, Steve Merkovich (Board Members)
Karen Jones (General Manager)
Susan Fabian (Assistant General Manager)
Jan Lawlor (Recreation Center Manager)

ABSENT:
HOMEOWNERS:

HOMEOWNER FORUM

Homeowners are given the opportunity to address the Board of issues of concern. These discussions are not included as a part of the meeting.

CALL TO ORDER

Amy Miller, President, called the April Board Meeting to order at 8:39 a.m.

MINUTES – February 3, 2021 (No meeting in March)

MOTION by Mr. Allen, second by Mr. Maiorana, to accept the Minutes of the February 3, 2021 Board Meeting as presented. Carried with five votes in favor, one Member out of the room, and Mr. Merkovich abstaining as he was not on the Board at that time.

TREASURER’S REPORT

The January 2021 Financials were included in the Board binders for review and discussion.

MOTION by Mr. Canepa, second by Mr. Allen, to accept the January 2021 Treasurer’s Report and Financial Reports as edited, subject to audit. Carried unanimously.

The February 2021 Financials were included in the Board binders for review and discussion.

MOTION by Mr. Canepa, second by Mr. Allen, to accept the February 2021 Treasurer’s Report and Financial Reports as edited, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Abacus Data Report: Report for January 25, 2021 through February 21, 2021 and February 22, 2021 through March 28, 2021, included in packet for review and discussion.

There have been requests for outdoor activities in such locations as the pool area, Pickleball Courts, etc. It was suggested there could be issues with the various guidelines such as CDC,

WVA, City, and State which could make it difficult to manage these events. Any change in the WVA Policy would require a motion outlining what the change would be. *This issue is tabled to the May Meeting.*

Amendment Initiative Update: Ad Hoc Committee formed to further study this issue. Members of the Ad Hoc Committee are Karen Jones, Jerry Johnson, Amy Miller, Sil Maiorana and Max Allen. In addition, Mr. Canepa will do an analysis of the 2021 Annual Meeting ballots and the Amendment Initiative ballots. *This issue will be on a future agenda with specifics and recommendations.*

NEW BUSINESS

Reflection Garden Improvement Proposals: Ms. Miller suggested the normal process of obtaining three bids be deferred. Because SDL has agreed to match the funds raised by the Committee with the Culvers fundraiser, and because SDL is the new landscape provider for WVA, this would be a good opportunity for them to “show their stuff”.

MOTION by Mr. Canepa, second by Mr. Maiorana, that when a design is approved, the in-house landscape company will complete the project. Carried unanimously.

Recreation Center Rules and Regulations Update: The new draft, as recommended by the Recreation Committee, was included in the Board Packet for review and discussion.

MOTION by Mr. Canepa, second by Mr. Allen, to accept the Revised Recreation Center Rules and Regulations as recommended by the Recreation Committee. Carried unanimously.

Cornerstone Committee Member Recommendations:

MOTION by Mr. Allen, second by Mr. Merkovich, to appoint Renee Maiorana and Roberta Selleck as Members of the Cornerstone Committee. Carried unanimously.

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the February and March meetings were included in the Board Binders.

Government Relations: Mr. Johnson’s report was included in the Board Binder and briefly reviewed by Mr. Johnson.

Information Technology Committee: No Meeting in February or March.

Landscape & Facilities Committee: Minutes of February and March meetings were included in the Board Binders.

Long Range Planning Committee: Minutes of the February and March meetings were included in the Board Binders.

WVA Cornerstone Committee: Minutes of the February and March meetings were included in the Board Binders. The next fundraiser will be the third Thursday event at Papa

Murphy's. They will give \$3.00 for every walk-in or phone-in pizza order on the third Thursday of each month.

Personnel Committee: No meeting in January.

Recreation Committee: Minutes of the February and March meetings were included in the Board Binders.

Town Hall: No Report.

Ways and Means Committee: Minutes of the February and March meetings were included in the Board Binders.

WVGC-WVA Joint Meeting: No meeting in February or March. Mr. Greene provided an update on landscaping discussions with the Golf Course for the well area.

MANAGER'S REPORT

The General Manager's Report was included in the Board Binder; Ms. Jones provided clarification as requested.

FOR THE GOOD OF THE ORDER

- Sunday will be the last Marketplace for the season.
- Union Hills Landscape Project – At a meeting with the County, they indicated they would update the rock. The City and County discussed the City annexing that portion of the street making them responsible for maintenance.
- It is suggested there be a meeting of the Landscape & Facilities, Recreation and Long-Range Planning Committees to discuss plans for the Vistas Pool. Ms. Miller stated the process has already started; the pool has been moved from Long Range Planning to the Landscape & Facilities Committee.
- Discussion on the stadium court at the Pickleball Courts – making the court usable by the community for events, exercise, etc.

Next Meeting – Wednesday, May 5, 2021, 8:00 a.m., Lakes Ballroom

There being no further business to come before the Board, the Meeting was adjourned at 10:15 a.m.

The Board will be meeting in Executive Session to discuss Legal, Personnel issues per A.R.S. ss33-1804 (A).

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE