

**Approved June 2, 2021  
WESTBROOK VILLAGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 5, 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)  
Jesse LaPlaca (Facilities 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 May Board Meeting to order at 8:00 a.m.

**PLEDGE OF ALLEGIANCE**

Everyone was asked to stand for the Pledge of Allegiance.

**CONFIRM QUORUM**

Mr. Allen confirmed there was a quorum with all Board Members in attendance.

**MINUTES – April 7, 2021**

**April 7, 2021 Board Organizational Meeting Minutes**

***MOTION by Mr. Canepa, second by Mr. Allen, to accept the Minutes of the April 7, 2021 Board Organizational Meeting as presented. Carried unanimously.***

**April 7, 2021 Board Meeting**

Revisions to these Minutes will be incorporated and the Minutes will be resubmitted for file.

***MOTION by Mr. Canepa, second by Mr. Allen, to accept the Minutes of the April 7, 2021 Board Meeting as amended. Carried unanimously.***

**TREASURER'S REPORT**

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

***MOTION by Mr. Canepa, second by Mr. Greene, to accept the March 2021 Treasurer's Report and Financial Reports as edited, subject to audit. Carried unanimously.***

## **UNFINISHED BUSINESS**

**Abacus Data Report:** Report for March 29, 2021 through April 25, 2021 included in packet for review and discussion.

## **NEW BUSINESS**

### **Amendment Initiative:**

***MOTION by Mr. Allen that the CC&R Amendment Initiative started on January 24, 2020 be concluded effective May 5, 2021 due to the inability to promote and campaign for said initiative primarily caused by the COVID-19 pandemic and feedback from Homeowners. Second by Mr. Maiorana.***

***Discussion:*** Mr. Canepa reviewed his findings in the analysis of 2021 Annual Meeting Ballots and the Amendment Initiative Ballot. He will incorporate the 2020 Annual Meeting Ballots into his data.

*Mr. Allen reported on the Ad Hoc Committee Meeting.*

***MOTION carried with Mr. Canepa abstaining.***

**Facility Re-Opening:** COVID-19 information as of last Friday included in the Board Packet for review and discussion. As of today, there are no changes to this data.

Mr. Maiorana suggested allowing guests to participate in outdoor activities.

Ms. Miller suggested eliminating the temperature taking when people enter the facilities.

***MOTION by Mr. Maiorana to open up the outdoor recreational facilities to guests, effective immediately. Motion died for lack of a second.***

***MOTION by Mr. Canepa to discontinue the temperature taking at the front desks and to make mask wearing for outdoor activities optional. Second by Mr. Merkovich. Carried with Mr. Harmann opposing and Mr. Allen abstaining.***

***MOTION by Mr. Maiorana, second by Mr. Canepa, to eliminate the phone-in reservations for the Fitness Center. Carried with Mr. Greene and Mr. Harmann opposing.***

**ACC Committee Member Recommendations:** There were four applicants: Jerry Heschel, Jerry Johnson, Mas Allen, and Evelyn Desi. Board Members were given ballots for voting. Candidates will be contacted by Ms. Fabian.

**Cornerstone Committee Member Recommendations:** There were two applicants: Lois Pepple and Michelle Farnell. It is recommended that both be appointed to the Committee.

***MOTION by Mr. Allen, second by Mr. Canepa, to increase the Cornerstone Committee to eight members and to appoint Lois Peppel and Michelle Farnell to the Committee. Carried unanimously.***

**LRP Committee Member Recommendations:**

***MOTION by Mr. Maiorana, second by Mr. Harmann, to appoint Bob White, Lynette Jones, and Joy Groves to the Long-Range Planning Committee. Carried unanimously.***

**Recreation Committee Member Recommendation:** There were four applicants for one position: Norma Apodaca, William Wolfe, Tim Davis, and Don Hartman. Board Members were given ballots for voting. Candidates will be notified by staff after this meeting.

**Architectural Change Application – Vistas Golf Course Turf Removal:**

***MOTION by Mr. Greene, second by Mr. Canepa, to approve the Architectural Change Application for Turf Removal at the Vistas Golf Course. Carried unanimously.***

**Application for Club Name Change – The Christian Fellowship Club:**

***MOTION by Mr. Canepa, second by Mr. Greene, to approve a name change for the Christian Fun and Fellowship Club to the Christian Fellowship Club. Carried unanimously.***

**COMMITTEE REPORTS**

**Architectural Control Committee:** Minutes of the April meeting were included in the Board Binders.

**Government Relations:** No Report

**Information Technology Committee:** No meeting in April

**Landscape & Facilities Committee:** Minutes of April meeting were included in the Board Binders. Updates provided by Mr. Greene.

**Long Range Planning Committee:** Minutes of the April meeting were included in the Board Binders. Updates provided by Mr. Maiorana.

**WVA Cornerstone Committee:** Minutes of the April meeting were included in the Board Binders.

**Personnel Committee:** No meeting in April

**Recreation Committee:** Minutes of the April meetings were included in the Board Binders.

**Town Hall:** No Report.

**Ways and Means Committee:** Minutes of the April meeting were included in the Board Binders.

**WVGC-WVA Joint Meeting:** Mr. Greene reported on the meeting held in April.

**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**

- Ms. Miller reminded everyone of the Papa Murphy’s fundraiser on the third Thursday of the month on an ongoing basis.
- There have been negative comments about one Board Member holding two positions and the precedent this sets. *This issue will be the Agenda for the June meeting.*

Next Meeting – Wednesday, June 2, 2021, 8:00 a.m., Lakes Ballroom

There being no further business to come before the Board, the Meeting was adjourned at 9:49 a.m.

Respectfully submitted,  
Jody Brown, Recording Secretary

**MINUTES & MORE**