

**Approved July 7, 2021
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
June 2, 2021**

MINUTES

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

ABSENT: Gary Harmann

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 June 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 six Board Members in attendance.

MINUTES

May 5, 2021 Board Meeting

MOTION by Mr. Allen, second by Mr. Greene, to approve the Minutes of the May 5, 2021 Meeting as presented. Carried by unanimous vote of the members in attendance.

May 14, 2021 Emergency Board Meeting

MOTION by Mr. Canepa, second by Mr. Merkovich, to approve the Minutes of the May 14, 2021 Emergency Board Meeting as presented. Carried by unanimous vote of the members in attendance.

TREASURER'S REPORT

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

MOTION by Mr. Canepa, second by Mr. Greene, to accept the April 2021 Treasurer's Report and Financial Reports as presented, subject to audit. Carried by unanimous vote of the members in attendance.

UNFINISHED BUSINESS

Abacus Data Report: Report for April 26 through May 23, 2021 included in packet for review and discussion.

Facility Re-Opening: Discussion on opening the facilities for outside events such as weddings (one scheduled for late October) and other small events. It was suggested a target date for opening for events should be October 1, 2021. It may be necessary to schedule another Emergency Session to discuss Phase IV and what is included in that Phase of reopening. Discussion would include opening for Bingo for 500 people, opening for weddings for 200+ people, etc.

MOTION by Mr. Canepa to recommend moving to Phase IV reopening on September 1, 2021. Second by Mr. Merkovich. MOTION AMENDED to set the Phase IV reopening for August 1, 2021, following governmental guidelines. Carried by unanimous vote of the members in attendance.

Voting Data Update: Mr. Canepa looked at 2020 voting in comparison to those who voted in the Amendment Initiative issue. The correlation is .48 (first 1,000) between the 2020 vote and the Amendment Initiative vote. Correlation between 2020 and 2021 Annual Meeting vote was .41.

Amendment Initiative Update: The Ad Hoc Committee met on Wednesday, May 26, 2021. At that meeting it was determined a new campaign will be offered; this campaign will start in or around January 2022. A survey will be conducted to access the will and wishes of the Homeowners to enact the amendment.

Committee Member Appointments: Several Committee Members were appointed at the last meeting. It is requested that the appointments be included in an email blast so everyone is aware of who the various members are.

Member Appointments:

ACC – Jerry Johnson, Jerry Heschel
Cornerstone – everyone that applied was seated (4 new members)
LRP – Lynette Jones, Bob White, Joy Groves
Recreation – Norma Apodaca

NEW BUSINESS

Vistas Pool Concept Presentation: Ms. Jones provided an update. Plans are conceptual only. When presented to the Homeowners, the most common comments were:

- Get rid of the fountain
- Install a set of stairs and a ramp at the entrance to the pool.
- Add another lap lane.
- Add more commercial shade sails.

Initial number from Cal-Pools is \$725,000; this does not include furniture or landscape but does include new equipment. This project is at least six to eight months out before work can start.

MOTION by Mr. Canepa to approve the conceptual drawings from Cal-Pools and to take the next step toward establishing a budget for a "bare bones" pool with a list of extra items and costs that could be added to the base cost; Board approval to be given at the September meeting. Second by Mr. Maiorana. Carried by unanimous vote of the members in attendance.

WVA Membership Policy Update: Draft included in the Board Packet for review and discussion. It was suggested the Policy state one punch per one guest.

MOTION by Mr. Greene to approve the change in Membership Policy as reviewed and revised. MOTION AMENDED to change wording in first paragraph to state one guest per punch. MOTION FURTHER AMENDED to increase the cost of additional punch cards to \$25. Second by Mr. Allen. Carried by unanimous vote of the members in attendance.

Discussion on allowing renters to bring in guests and to purchase punch cards. Currently renters have the same privileges as Homeowners. Renters must provide a copy of their lease and must obtain a PID card.

**Proposed Standard Amendment – Courtyard Entry Covers:
Proposed Standard Amendment – Patio Cover/Roof Extension:
Proposed Standard Amendment Free-Standing Shade Structure:
Proposed Standard Amendment – Louvered Window Awning:**

MOTION by Mr. Canepa, second by Mr. Greene, to approve the revisions to the Standards for Courtyard Entry Covers; Patio Cover/Roof Extension; Free-Standing Shade Structure; and Louvered Window Awning. Carried by unanimous vote of the members in attendance.

Dual Officer Position: It is recommended Board Officer positions be left as is for this year.

MOTION by Mr. Canepa to establish a Board Policy, effective 2022, that each Officer position will be occupied by a separate individual with no Board Member holding more than one position. Second by Mr. Allen. Carried by unanimous vote of the members in attendance.

It is recommended that before running for a seat on the Board, an individual must have served two years on a standing committee.

Board Meeting Schedule: There will be no Board Meeting in August, unless necessary. It has further been suggested that Board Meetings be moved to 9:00 a.m. as opposed to 8:00 a.m. There was no support for changing the Meeting to 9:00 a.m.

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the May meeting were included in the Board Binders. Issues to be discussed in the coming year are front doors and garage doors.

Government Relations: Mr. Greene reported on the City Council Meeting held on May 18, 2021; the Study Session on Regional Transportation Update as it related to Prop 400. Report attached to and made a part of these Minutes.

MOTON by Mr. Greene to appoint Jerry Johnson to the Government Relations Committee. Second by Mr. Allen. Carried by unanimous vote of the members in attendance.

Information Technology Committee: No meeting in May

Landscape & Facilities Committee: Minutes of May meeting were included in the Board Binders.

Long Range Planning Committee: Minutes of the May meeting were included in the Board Binders. There will be a one-item agenda for the June Meeting; this will be a forum for resident Realtors selling in Westbrook Village.

WVA Cornerstone Committee: Minutes of the May meeting were included in the Board Binders. The Reflection Garden plans will be presented to the other Committees at their next meetings with construction anticipated to start in July.

Personnel Committee: No meeting in April

Recreation Committee: Minutes of the May meeting were included in the Board Binders.

Town Hall: It is suggested there be a Town Hall on scams. Ms. Miller will follow up on this issue.

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

WVGC-WVA Joint Meeting: Minutes of the May Meeting were included in the Board Binders. There will be another meeting to further discuss relocation of the horseshoe pits as well as installation of a pergola for observers and the addition of cornhole games.

MANAGER'S REPORT

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

Discussion on distribution of blue flyers for painting house numbers on the curbs; Mr. Canepa has talked with a couple of people who have been painting curbs. This will be added to the agenda for the Cornerstone Committee for discussion on options for getting the numbers painted on the curbs that would follow the Standards.

FOR THE GOOD OF THE ORDER

An email from a Homeowner was included in the packet for review and discussion by the Board. One of the requests from the Homeowner was to decrease the temperature in the pool to 76 degrees.

Homeowners are reminded to buy a pizza to support the Cornerstone Committee.

Next Meeting – Wednesday, July 7, 2021, 8:00 a.m., Lakes Ballroom

There being no further business to come before the Board, the Meeting was adjourned at 10:24 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary
MINUTES & MORE