



AGENDA
Board of Directors Meeting
Wednesday, September 1, 2021
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.** July 7, 2021 BOD meeting minutes – **Pg. 1 - 3**
 - B.** No August Meeting
- IV. Treasurer’s Report**
- A.** Treasurer’s published report for June 30, 2021 – **Pg. 4**
 - B.** June 30, 2021 Financial Statements
 - 1.** Operations June 30, 2021 – **Pg. 5 -9**
 - 2.** Replacement Reserve Fund June 30, 2021 – **Pg. 10 - 11**
 - C.** Treasurer’s published report for July 31, 2021 – **Pg. 12**
 - D.** July 31, 2021 Financial Statements
 - 3.** Operations July 31, 2021 – **Pg. 13 - 17**
 - 4.** Replacement Reserve Fund July 31, 2021 – **Pg. 18 - 19**

Board of Directors Agenda

V. Unfinished Business

- A. Abacus Data Reports – **Pg. 20 - 25**
 - 1. (6/28/2021 – 7/25/2021)
 - 2. (7/26/2021 – 8/22/2021)
- B. Amendment Initiative Update – Max Allen

VI. New Business

- A. **Proposed amendment to Solar Energy Devices – Pg. 26 - 27**
- B. **Dance Instructor Approval -Traci Mann – Pg. 28 - 32**
- C. **City of Peoria suggested POGO stops – Pg. 33 - 36**
- D. **2022 Budget Committee Recommendations – Pg. 37 - 52**
- E. **Board Policy - Dual Executive Officer Positions**
- F. **RV Lot Access and Security System Proposal**

VII. Committee Reports

- A. **Architectural Control Committee – Amy Miller**
July 20 and August 17, 2021 meeting minutes – **Pg. 53 - 57**
- B. **Government Relations – Mike Greene – Pg. 58**
- C. **Information Technology Committee – Tom Canepa**
- D. **Landscape & Facilities Committee – Mike Greene**
July 14, 2021 meeting minutes – **Pg. 59 - 61**
No August Meeting
- E. **Long Range Planning Committee – Sil Maiorana**
July 26 and August 17, 2021 meeting minutes – **Pg. 62 - 67**
- F. **WVA Cornerstone Committee – Amy Miller**
No July or August Meetings
- G. **Personnel Committee – Tom Canepa**
- H. **Recreation Committee – Max Allen**
July 13, 2021 meeting minutes – **Pg. 68 - 70**
No August Meeting
- I. **Town Hall**
- J. **Ways and Means Committee – Sil Maiorana**
July 28 and August 24, 2021 meeting minutes – **Pg. 71 - 75**
Delinquency Report – **Pg. 76**
- K. **WVGC-WVA Joint Meetings – Mike Greene**
No July Meeting
August 11, 2021 meeting minutes – **Pg. 77**

VIII. Managers' Report – Pg. 78 - 85

- 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)

- 1. Legal, Personal

Adjourn – Next meeting Wednesday, October 6, 2021 at 8:00 a.m. FALC