

**Approved October 6, 2021
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
September 1, 2021**

MINUTES

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

ABSENT:

HOMEOWNERS: Twenty-two (22)

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.

PLEDGE OF ALLEGIANCE

Everyone was asked to stand for the Pledge of Allegiance.

CALL TO ORDER

Amy Miller, President, called the June Board Meeting to order at 8:30 a.m.

CONFIRM QUORUM

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

MINUTES

July 7, 2021 Board Meeting

MOTION by Mr. Greene, second by Mr. Merkovich, to approve the Minutes of the July 7, 2021 Meeting as presented. Carried unanimously.

TREASURER'S REPORT

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

MOTION by Mr. Canepa, second by Mr. Allen, to accept the June and July 2021 Treasurer's Report and Financial Reports as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Abacus Data Report: Reports for June 25 through August 22, 2021 included in packet for review and discussion.

Amendment Initiative Update: A letter will be going out following this meeting followed by a one-question survey that will go out mid-September. Letter and survey to be sent via email and will be available in the Rec Center lobbies and in the Administration Office. The intent is to determine support for an Initiative.

After discussion it was decided the letter and survey will be sent to all Board Members for review prior to sending it out to all Homeowners.

NEW BUSINESS

Proposed Amendment to Solar Energy Devices: Draft of amended Standard included in Board Packet for review and discussion. Revision consists of a note encouraging the evaluation of installing bird deterrent on the solar panels at the time of installation.

This revision is also recommended for the Bird Deterrent – Wires and Spikes Standard. A draft of that amendment is also included for review and discussion.

MOTION by Mr. Canepa to approve the proposed amendments to the Solar Devices and Bird Deterrent Standards. Second by Mr. Greene. Carried unanimously.

Dance Instructor Approval – Traci Mann: Resume, application and liability insurance certificate included in Board Packet for review and discussion. This has been approved by the Recreation Committee.

MOTION by Mr. Greene, second by Mr. Allen, to approve Traci Mann as the new Dance Instructor. Carried unanimously.

City of Peoria suggested POGO stops: The request from the City, including maps showing proposed locations of the POGO stops (at the Rec Centers) included in the Board Packet for review and discussion. There are three POGO stops in close proximity to Westbrook Village. There is concern about people wanting to access the WVA facilities to use the restrooms which could create a liability for WVA. It was suggested this be tabled until the City has had the opportunity to address several issues after which WVA can reconsider.

MOTION by Mr. Allen, second by Mr. Merkovich, to table the POGO request for a minimum of six months to allow receipt of more information from the City. Carried unanimously.

2022 Budget Committee Recommendations: Four applications were included in the Board Packet for review and discussion. Mr. Maiorana requests the approval of Jerry Davis, Jerry Heschel, Judy Hogan, and Robert White.

MOTION by Mr. Maiorana, second by Mr. Greene, to accept Jerry Davis, Jerry Heschel, Judy Hogan and Robert White as members of the 2022 Budget Committee. Carried unanimously.

Board Policy – Dual Executive Officer Positions: Article V of the Bylaws allow dual Officer positions except for President and Secretary. No Board action needed at this time.

RV Lot Access and Security System Proposal: Proposals obtained from Titan Alarm (\$11,300) and Rogoz Electric (\$1000) for a one-time installation fee. Budget for this item is \$15,000 (GL # 9678). Mr. LaPlaca recommends accepting the proposal from Titan as they have already installed all of the security systems in WVA.

MOTION by Mr. Greene, second by Mr. Maiorana, to accept the proposal from Titan Alarm for the RV Lot Access and Security System in the amount of \$11,300 plus \$54.98 monthly monitoring fee, and the proposal from Rogoz Electric in the amount of \$1,000 for installation. Carried unanimously.

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the July and August meetings were included in the Board Binders.

Government Relations: Mr. Johnson's report was included in the Board Packet.

Information Technology Committee: No meeting in July or August.

Landscape & Facilities Committee: Minutes of July meeting were included in the Board Binders. There was no meeting in August.

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

WVA Cornerstone Committee: No meetings in July and August.

Personnel Committee: No meeting in July and August.

Recreation Committee: Minutes of the July meeting were included in the Board Binders. There was no meeting in August.

Town Hall: No Report

Ways and Means Committee: Minutes of July and August meetings included in the Board Binders.

WVGC-WVA Joint Meeting: Minutes of the August Meeting were included in the Board Binders and reviewed by Mr. Greene.

MANAGER'S REPORT

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

Ms. Lawlor spoke about her concerns for starting Bingo in September (sitting shoulder to shoulder, touch points, safety of staff and volunteers). She requested a postponement with Bingo to start in October provided COVID numbers do not continue to climb. It was suggested that only WVA residents be allowed to play, and that numbers be limited so players are seated

every other seat, and that only vaccinated residents be permitted to play. Ms. Jones would have to verify with Arizona Gaming that the event could be closed to outside players.

MOTION by Mr. Canepa to cancel the September 10, 2021 Bingo. Second by Mr. Allen. Carried unanimously.

FOR THE GOOD OF THE ORDER

Thank you from the Board to Renee Pinkerton for her seven years of service to the Association. Ms. Pinkerton's last day is today.

Next Meeting – Wednesday, October 6, 2021, 8:00 a.m., FALC.

There being no further business to come before the Board, the Meeting was adjourned at 9:56 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE