



**AGENDA**  
**Board of Directors Meeting**  
**Wednesday, September 06, 2023**  
**Lakes Ballroom 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**
- III. Call to Order** – Westbrook Village Board of Directors President – Amy Miller
- IV. 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.
- V. Review, Correction and Approval of previous minutes**
- A. July 05, 2023, BOD meeting minutes – **Pg.**
  - B. No August Meeting
- VI. Treasurer’s Report**
- A. Treasurer’s published report for June 30, 2023 – **Pg.**
  - B. June 30, 2023, Financial Statements
    1. Operations June 30, 2023 – **Pg.**
    2. Replacement Reserve Fund June 30, 2023 – **Pg.**
  - B. Treasurer’s published report for July 31, 2023 – **Pg.**
  - C. July 31, 2023, Financial Statements
    1. Operations July 31, 2023 – **Pg.**
    2. Replacement Reserve Fund July 31, 2023 – **Pg.**

*Board of Directors Agenda*

**VII. Unfinished Business**

- A. Vistas Pool Update – Karen Jones
- B. Facilities Usage Report — **Pg.**
  - 1. (6/26/23 – 7/24/23) – **Pg.**
  - 2. (7/25/23 – 8/27/19) – **Pg.**
- C. Employee Retention Tax Credit (ERC) Update – Karen Jones
- D. Horseshoe Pits/Cornhole Update – Karen Jones
- E. Westbrook Commons Update – Amy Miller – **Pg.**

**VIII. New Business**

- A. Introduce Facilities Manager, Sean Gorenstein – Karen Jones
- B. 2024 Budget Committee Recommendations – **Pg.**
- C. Policy Prohibiting Organized Sports League Use of Association Common Area – **Pg.**
- D. Architectural Application Appeal #4280030 - Outdoor Furniture – **Pg.**

**IX. Committee Reports**

- A. **Architectural Control Committee** – Amy Miller
  - July 18, 2023, meeting minutes – **Pg.**
  - August 15, 2023, meeting minutes – **Pg.**
- B. **Government Relations**
  - August 15, 2023, meeting minutes – **Pg.**
- C. **Information Technology Committee** -Jerry Johnson
- D. **Landscape & Facilities Committee** – Mike Greene
  - July 12, 2023, meeting minutes – **Pg.**
  - No August Meeting
- E. **Long Range Planning Committee** – Steve Merkovich
  - No July Meeting
  - No August Meeting
- C. **WVA Cornerstone Committee** – Amy Miller
  - No July Meeting
  - No August Meeting
- G. **Personnel Committee** – Mike Greene
- H. **Recreation Committee** – Max Allen
  - July 11, 2023, meeting minutes – **Pg.**
  - No August Meeting
- I. **Town Hall** – Jerry Johnson
- J. **Ways and Means Committee** – Jerry Johnson
  - July 26, 2023, meeting minutes – **Pg.**
  - August 23, 2023, meeting minutes – **Pg.**
  - Delinquency Reports
- K. **WVGC-WVA Joint Meetings** – Mike Greene
  - No July Meeting
  - No August Meeting

**X. Managers' Report** – **Pg.**

***Board of Directors Agenda***

- A. For the Good of the Order** – (if you are unable to attend the 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) – Personnel**

**Adjourn** – Next meeting Wednesday, October 04, 2023, 8:00 a.m. FALC