



AGENDA
Board of Directors Meeting
Wednesday, November 01, 2023
FALC 8:30 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.** October 04, 2023, BOD meeting minutes – **Pg.**
- VI. Treasurer’s Report**
- A.** Treasurer’s published report for September 30, 2023 – **Pg.**
- B.** September 30, 2023, Financial Statements
1. Operations September 30, 2023 – **Pg.**
 2. Replacement Reserve Fund September 30, 2023 – **Pg.**
- VII. Unfinished Business**
- A.** Facilities Usage Report — **Pg.**
1. (9/21/2023 – 10/22/2023)
- B.** Employee Retention Tax Credit (ERC) Update – Karen Jones
- C.** Horseshoe Pits/Cornhole Update – Karen Jones

Board of Directors Agenda

D. Westbrook Commons Update – Amy Miller

VIII. New Business

A. Ratify Unanimous Written Consent - First Responders Event

B. Proposal to Repair Lakes Cool Decking – Pg.

C. Proposal for Turf Conversions – Rose Pilar Court – Pg.

D. Proposal for Turf Conversion – Westbrook Commons – Pg.

IX. Committee Reports

A. Architectural Control Committee – Amy Miller

October 17, 2023, meeting minutes – Pg.

B. Government Relations-Jerry Johnson

C. Information Technology Committee -Jerry Johnson

D. Landscape & Facilities Committee – Mike Greene

October 11, 2023, meeting minutes – Pg.

E. Long Range Planning Committee – Steve Merkovich

No October meeting

C. WVA Cornerstone Committee – Amy Miller

October 27, 2023, meeting minutes – Pg.

G. Personnel Committee – Mike Greene

H. Recreation Committee – Max Allen

No October Meeting

I. Town Hall – Jerry Johnson

J. Ways and Means Committee – Jerry Johnson

October 25, 2023, meeting minutes – Pg.

Delinquency Reports

K. WVGC-WVA Joint Meetings – Mike Greene

October 16, 2023, meeting minutes – Pg.

X. Managers' Report – Pg.

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) – Legal

Adjourn – Next meeting Wednesday, December 06, 2023, 8:00 a.m. FALC