

Approved April 19, 2022
WESTBROOK VILLAGE ASSOCIATION
LONG RANGE PLANNING COMMITTEE
March 15, 2022

PRESENT: Sil Maiorana, Jon Pardoll, Joy Groves, Jim McKenna, Gary Harmann, Lynette Jones, Bob White (Members)
Karen Jones (General Manager)

ABSENT:

HOMEOWNERS:

HOMEOWNER AND MEMBER COMMENTS

Homeowners in attendance are given the opportunity to address concerns and ask questions of the Committee and Management. These comments are not made a part of the Minutes.

CALL TO ORDER

Sil Maiorana, Chair, called the March Meeting to order at 9:00 a.m.

There was a quorum with all members in attendance.

MINUTES – February 25, 2022

Corrections will be made to the Minutes as discussed and the Minutes will be resubmitted for file.

MOTION by Mr. Hartmann, second by Ms. L. Jones, to approve the Minutes of the February meeting as amended. Carried unanimously.

UNFINISHED BUSINESS

Space Utilization Planner Presentation: Form Design representatives gave a presentation on their findings and their suggestions for improving the facilities and their use as well as discussion on possible construction of new buildings. A copy of their report was given to the Committee Members for review and discussion.

In response to a question from Ms. K. Jones, it was stated the recommendation would be to move the Fitness Center to the FALC.

Cost information is not currently available but will be obtained as projects are determined. , however using \$200/sf would mean a 10,000-sf facility would be \$2 million.

Mr. White recommended a workshop session to discuss and consider Form Design's findings and recommendations. Form Design will be invited to attend as well.

Form Design responded to questions from the Committee Members and Homeowners in the audience.

Project Recommendations Discussion: Summary included in the Committee Packet for review and discussion. Mr. White briefly reviewed the summary and the options that were discussed at the February meeting including fitness center location and related options.

Dog Park Update: Ms. K. Jones has looked into liability and City issues related to putting in a dog park. Insurance premiums will increase if a dog park is put in, with the increased cost determined by the location and size of the dog park. City Code requires transition areas, fencing areas, and parking areas. As for fencing, chain link could be put in and camouflaged similar to the fencing at the tennis

courts. The proposed location by the well brings up many concerns that could make the area unusable. It is suggested the Committee develop several options for exploration. Ms. L. Jones had prepared a write-up on the dog park issue. It is attached to and made a part of these minutes.

NEW BUSINESS – None

FOR THE GOOD OF THE ORDER

- Mr. Maiorana stated the Committee has worked the past year to develop a list of projects to be addressed in the coming two to three years. He stated he will offer his assistance in financial concerns in any way the Committee wants. He further stated he will prepare a summary of what has been done; this will be given to Karen Jones and Amy Miller.
- The purpose of the workshop will be to establish a prioritization using information provided by Form Design and the Committee.
- Committee Members are on a three-year term; the Chair and one Board Member serve one-year terms. There is one position that is open – Mr. McKenna's term expires in 2022. There are five applications. If there is not a Board Member interested in serving, there are two seats that will be filled.

Next Meeting – Tuesday, April 19, 2022 - 9:00 a.m., FALC

There being no further business to come before the Committee, the meeting was adjourned at 11:02 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE

Changes needed for February LRP minutes

Please change the paragraph about the dog park to say the following:

In response to the many requests for a dog Park in the resident survey, L. Jones sent out a slide presentation to committee members prior to today's meeting. The proposed dog park is for small to medium sized dogs and based on the premise that residents prefer to walk to a dog park instead of Westbrook as opposed to have to drive offsite.

The area proposed in the presentation is around the new golf course well pump house and permission to utilize or lease the property would have to be obtained from the golf course. L. Jones explained that during maintenance or repairs of the well, the dog park would likely need to be closed.

For fencing the existing tennis court fence could be utilized for at least one side of the park. Additional fencing would need to be chosen the presentation included the recommendation that the fencing be camouflaged by hedges.

Potential liability and insurance costs need to be investigated as well as any city codes related to dog parks. Karen Jones agreed to research these issues and talk to other communities with dog parks.