

Approved June 1, 2022
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
May 4, 2022

MINUTES

PRESENT: Amy Miller, Michael Greene, Steve Merkovich, Max Allen, Jerry Johnson, Kim Mraz (Board Members)
Karen Jones (General Manager)
Susan Fabian (Asst. General Manager)
Ronnie Roszak (Asst. Recreation Center Manager)
Jesse LaPlaca (Facilities Manager)

ABSENT: Gary Harmann

HOMEOWNERS: Full house

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

Homeowners in attendance were asked to stand for the Pledge of Allegiance.

CALL TO ORDER

Amy Miller, President, called the May Board Meeting to order at 8:00 a.m.

CONFIRM QUORUM

Mr. Allen confirmed there was a quorum of Board Members with six Directors in attendance.

MINUTES – April 6, 2022

Board Organizational Meeting

MOTION by Mr. Greene, second by Mr. Allen, to approve the Minutes of the April 6, 2022 Organizational Meeting as presented. Carried by unanimous vote of the members in attendance.

Board Meeting

MOTION by Mr. Johnson, second by Mr. Greene, to approve the Minutes of the April 6, 2022 Meeting as amended. Carried by unanimous vote of the members in attendance.

TREASURER'S REPORT

The March 2022 Financials were included in the Board binders for review and discussion.

MOTION by Mr. Allen, second by Mr. Merkovich, to accept the March 2022 Treasurer's Reports and Financial Reports as presented, subject to audit. Carried by unanimous vote of the members in attendance.

UNFINISHED BUSINESS

Abacus Data Report: Reports for March 28 through April 24, 2022 included in packet review and discussion.

Westbrook Village Clubs – Ballroom Fees

MOTION by Mr. Greene, second by Mr. Allen, that the recommended Ballroom use fee structure be approved to apply in the following instances: 1) When the event involved is designed to be a fund raiser or profit producing; and/or 2) When the event participants will include non-WVA residents. Carried by unanimous vote of the members in attendance.

Vistas Pool Update: Mr. LaPlaca reported the project is on-track. There are boards in the building lobbies showing the plans; they can also be seen on the website.

City of Peoria Matching Grant Update: The City gave WVA \$10,000 for the Reflection Garden hardscape items. The City is requesting work be done within 45 days and getting workers is difficult.

NEW BUSINESS

Recreation Committee Member Recommendations:

MOTION by Mr. Allen, second by Mr. Greene, to accept the recommendations of the Recreation Committee. Carried by unanimous vote of the members in attendance.

New Recreation Committee Members are Jim Schulz, Ron Laumann, and Kathy Hernandez.

Long Range Planning Committee Member Recommendations:

MOTION by Mr. Greene, second by Mr. Merkovich, to accept the recommendation of the Long-Range Planning Committee. Carried by unanimous vote of the members in attendance.

New Long Range Planning Committee Member is Jim Schulz.

Proposed Standard amendment to Front Decorative Bronze Iron and Glass Entry Doors: Proposed Standard included in the packet and reviewed by Ms. Fabian.

MOTION by Mr. Johnson, second by Ms. Mraz, to accept the proposed Standard for Front Decorative Bronze Iron and Glass Entry Doors. Carried by unanimous vote of the members in attendance.

Proposed Standard amendment to Front and French Doors: Included in packet and reviewed by Ms. Fabian.

MOTION by Mr. Greene, second by Mr. Merkovich, to accept the proposed Standard amendment for Front and French Doors. Carried by unanimous vote of the members in attendance.

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the April meeting were included in the Board Binders.

Government Relations: Verbal report from Mr. Johnson – City Council Meeting May 4, 2022: tentative balanced budget for Fiscal Year 2023 adopted with no tax increase; approved Capital Improvement Program Budget - \$1.1B for Fiscal Years 2023-2032; confirmed and swore in new fire Chief; and announced appointment of Brad Shafer as Interim Council Member for Mesquite District.

Information Technology Committee: No meetings

Landscape & Facilities Committee: Minutes of the April meeting were included in the Board Binders. Mr. Greene reported on the Water Conservation Town Hall which was very well attended.

Long Range Planning Committee: Minutes of the April meeting were included in the Board Binders.

WVA Cornerstone Committee: Minutes of the April meeting were included in the Board Binders.

Personnel Committee: No meetings

Recreation Committee: Minutes of the April meeting were included in the Board Binders.

Town Hall: Brief report on Water Town Hall.

Ways and Means Committee: Minutes of the April meeting and the Delinquency Report were included in the Board Binders. Homeowners are welcome to attend these Meetings to gain understanding of where the Association's money goes.

WVGC-WVA Joint Meeting: Minutes of the April meeting were included in the Board Binder.

MANAGERS' REPORT

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

The **Facilities Manager's Report** was included in the Board Binder.

The **Recreation Centers Manager's Report** was included in the Board Binder.

The **Compliance Department Report** was included in the Board Binder.

FOR THE GOOD OF THE ORDER

- Very pleased with the work done by the landscapers.
- There was a very good turnout for auditions for the upcoming play.
- Thank you to Homeowners for their attendance at the meeting.

Next Meeting – Wednesday, June 1, 2022, 8:00 a.m., FALC

There being no further business to come before the Board, the Meeting was adjourned at 9:30 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE