

**Approved December 7, 2022
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
November 2, 2022**

MINUTES

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

ABSENT:

HOMEOWNERS: Seventeen (17)

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 November Board Meeting to order at 8:05 a.m.

CONFIRM QUORUM

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

MINUTES – October 5, 2022

Corrections are made as requested, and the Minutes resubmitted for file.

MOTION by Mr. Johnson, second by Ms. Mraz, to approve the Minutes of the October 5, 2022 meeting. Carried with Mr. Allen, Mr. Greene and Mr. Harmann abstaining as they were not in attendance at the meeting.

TREASURER'S REPORT

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

MOTION by Mr. Johnson, second by Mr. Merkovich, to accept the September 2022 Treasurer's Reports and Financial Reports as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Vistas Pool Update: Ms. Jones and Mr. LaPlaca provided an update on the project indicating work is on schedule.

Facilities Usage Report: Reports for September 26 through October 23, 2022 included in the Board Packet for review and discussion.

NEW BUSINESS

Lakes Complex Tile Roof Replacement: Bids were obtained from KYKO Roofing (\$49,900); Renco Roofing (\$77,251); Armored Roofing (\$59,995); and Brown Roofing (\$56,000).

MOTION by Mr. Greene, second by Mr. Merkovich, to accept the bid from KYKO Roofing for the replacement of all roof tiles at Lakes Recreation Complex, to include new battens and underlayment. Areas included Administration Building, Tennis Shed, Belltower, Northwing and Aerobics, dependent on color selection. Cost to be \$49,900. Carried unanimously.

Proposed Standard Amendment to Room Additions: Included in Board Packet for review and discussion.

MOTION by Mr. Johnson, second by Mr. Greene, to approve the amended Room Addition Standard as submitted. Carried unanimously.

Proposed Standard amendment to Garage Additions: Included in Board Packet for review and discussion.

MOTION by Mr. Johnson, second by Ms. Mraz, to approve the new Garage Additions Standard as submitted. Carried unanimously.

New Card Club “Shanghai” Application: Included in Board Packet for review and discussion.

MOTION by Mr. Greene, second by Mr. Allen, to approve the new card club “Shanghai” as proposed. Carried unanimously.

New Yoga Instructor Application: Included in Board Packet for review and discussion.

MOTION by Mr. Allen, second by Mr. Greene, to approve the new Yoga Instructor, Debbie Achten, as recommended by the Recreation Committee. Carried unanimously.

COMMITTEE REPORTS

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

Government Relations: Mr. Johnson reported on a recent study session at which current water conditions were discussed. The Bureau of Reclamation may require additional restrictions on top of the current tiers. It is anticipated Tier 3 will be reached in August 2023, likely sooner.

Information Technology Committee: No Report

Landscape & Facilities Committee: Minutes of the October meeting were included in the Board Binders.

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

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

Personnel Committee: No Report

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

Town Hall: No Meeting in October

Ways and Means Committee: Minutes of the October meeting and the Delinquency Report were included in the Board Binders.

WVGC-WVA Joint Meeting: No October Meeting.

MANAGERS' REPORT

The **General Manager's** Report was included in the Board Binder for the month of October; Ms. Jones provided clarification as requested. Report included reports from the Architectural Control Committee, Resale Department, Compliance Department, Recreation Centers Manager, Facilities Manager and Landscape Company.

FOR THE GOOD OF THE ORDER

- There will be a bake sale at the Arts and Crafts show on November 19, 2022, along with hot dogs and hamburgers. Proceeds to go to Cornerstone Committee.
- Community Garage Sale – Saturday November 5, 2022.
- PAC presented a check in the amount of \$1,000 to kick off the Turkey Drive.
- Second Sunday Marketplace – Residents and vendors do not want the Second Sunday Marketplace replaced. It will continue January through April, run by Susan Havermail who will be doing the set-up in the parking lot behind the Admin building. Vendor fee will increase to \$25; vendors must provide their own tables.
- Pickleball raised between \$3,600 and \$3,700 for Cancer.

Next Meeting – Wednesday, December 7, 2022, 8:00 a.m., FALC

There being no further business to come before the Board, the Meeting was adjourned at 8:54 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE