

**Approved February 1, 2023
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
January 4, 2023**

MINUTES

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

ABSENT: Gary Harmann

HOMEOWNERS: Fourteen (14)

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 December Board Meeting to order at 8:08 a.m.

CONFIRM QUORUM

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

MINUTES – December 7, 2022

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

MOTION by Mr. Johnson, second by Mr. Greene, to approve the Minutes of the December 7, 2022 meeting. Carried by unanimous vote of the members in attendance.

TREASURER’S REPORT

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

MOTION by Mr. Johnson, second by Mr. Geene, to accept the November 2022 Treasurer’s Reports and Financial Reports as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Vistas Pool Update: Mr. LaPlaca provided an update on the project indicating work is currently being done in the pump room. All inspections have been passed and opening is scheduled for June 1, 2023,

Facilities Usage Report: Reports for November 27 through January 4, 2023 included in the Board Packet for review and discussion.

NEW BUSINESS - New

COMMITTEE REPORTS

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

Government Relations: Mr. Johnson attended the Council meeting last evening for the swearing-in of the new Mayor and Council Members. The schedule of meetings for 2023 has been set.

Information Technology Committee: No Meeting/No Report

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

Long Range Planning Committee: There was no meeting in December.

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

Personnel Committee: No Meeting/No Report

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

Town Hall: No Meeting/No Report

Ways and Means Committee: Mr. Johnson gave a verbal report on the meeting held on January 3, 2023.

WVGC-WVA Joint Meeting: Minutes of the December meeting were included in the Board Binders.

MANAGERS' REPORT

The **General Manager's** Report was included in the Board Binder for the month of November; 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

- Board elections are coming up with three seats up for election; candidates have been announced. Four of the five candidates were in attendance and were introduced. Homeowners will have three votes each; cumulative voting is permitted. Homeowners are encouraged to attend the Candidates Night on February 15, 2023, 7:00 p.m.
- The Annual Meeting is scheduled for March 15, 2023, 6:00 p.m.
- Second Sunday Marketplace resumes this month. The Marketplace will be behind and around the Admin building. A husband/wife couple (Bill and Susan) will be running the Marketplace moving forward. Fifty-two vendors have signed up so far; there will be food trucks as well.
- Posse inauguration is coming up; all are invited to attend.
- Ballots go out on February 15, 2023 for the Board of Directors vote.
- Thank you to the Staff and General Manager.
- Ownership of the Westbrook Living Magazine has changed. Lori has sold it to Judy who indicates nothing will change.

Next Meeting – Wednesday, February 1, 2023, 8:00 a.m., FALC

There being no further business to come before the Board, the Meeting was adjourned at 8:31 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE