

Approved May 3, 2023
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
April 5, 2023

MINUTES

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

ABSENT: Michael Greene

HOMEOWNERS:

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.

CALL TO ORDER

Amy Miller, President, called the April Board Meeting to order at 8:30 a.m.

CONFIRM QUORUM

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

MINUTES – February 1, 2023

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

MOTION by Mr. Johnson, second by Mr. Merkovich, to approve the Minutes of the February 1, 2022 meeting as presented. Carried by unanimous vote of the members in attendance.

There are no Minutes for March as this was the Annual Meeting.

TREASURER'S REPORT

The January and February 2023 Financials were included in the Board binders for review and discussion.

MOTION by Mr. Johnson, second by Ms. Miller, to accept the January 2023 Treasurer's Reports and Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried by unanimous vote of the members in attendance.

MOTION by Mr. Johnson, second by Ms. Miller, to accept the February 2023 Treasurer's Reports and Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried by unanimous vote of the members in attendance.

UNFINISHED BUSINESS

Vistas Pool Update: Mr. LaPlaca and Ms. Jones provided an update on the project indicating the schedule is still on track for opening as scheduled.

Facilities Usage Report: Reports for January 23 through February 19, 2023 and February 20 through March 26, 2023 included in the Board Packet for review and discussion.

Employee Retention Tax Credit (ERC): WVA is currently in waiting mode which is about four to eight months.

NEW BUSINESS – None

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the February and March meetings were included in the Board Binders.

Government Relations: Mr. Johnson reported on issues addressed at the City Council meeting on April 4, 2023.

Information Technology Committee: No Meeting/No Report

Landscape & Facilities Committee: Minutes of the February and March meetings were included in the Board Binders.

Long Range Planning Committee: No meetings in February and March; the next meeting will be held in April.

WVA Cornerstone Committee: Minutes of the February and March meetings were included in the Board Binders.

Personnel Committee: No Meeting/No Report

Recreation Committee: Minutes of the February and March meetings were included in the Board Binders.

Town Hall: No Meeting/No Report

Ways and Means Committee: Minutes of the February and March 2023 meetings were included in the Board Packet.

WVGC-WVA Joint Meeting: Minutes of the February meeting were included in the Board Binders. There was no meeting in March.

MANAGERS' REPORT

The **General Manager's** Report was included in the Board Binder with clarification provided by Ms. Jones. 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

- The Annual Meeting was well-attended, and Mr. Johnson's Treasurer's Report was well-received.
- Thank you to all the Homeowners who took the time to attend this Organizational/Board Meeting
- New Homeowner Orientation invites were sent to all new Homeowners for 2020, 2021, 2022 and 2023 (about 700 invites sent).

Next Meeting – Wednesday, May 3, 2023, 8:00 a.m.

There being no further business to come before the Board, the Meeting was adjourned at 9:01 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary
MINUTES & MORE