

Approved July 5, 2023
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
June 7, 2023

MINUTES

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

ABSENT:
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.

PLEDGE OF ALLEGIANCE

Homeowners were asked to stand for the Pledge of Allegiance.

CALL TO ORDER

Amy Miller, President, called the June Board Meeting to order at 8:02 a.m.

CONFIRM QUORUM

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

MINUTES – May 3, 2023

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

MOTION by Mr. Greene, second by Mr. Allen, to approve the Minutes of the May 3, 2023, meeting as amended. Carried unanimously.

TREASURER'S REPORT

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

MOTION by Mr. Johnson, second by Mr. Greene, to accept the April 2023 Treasurer's Reports and Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Vistas Pool Update: Mr. LaPlaca provided an update on the pool indicating things are moving along and are on schedule. The pool will be open by 4th of July weekend at the latest.

Facilities Usage Report: Reports for April 25 through May 24, 2023, were in the Packet for review and discussion.

Employee Retention Tax Credit (ERC): The Association continues to wait; this is now approaching the 8-month mark. The government, however, has not cut the program.

NEW BUSINESS

Long Range Planning Committee Member Recommendation: After interviewing two well-qualified candidates, the Long-Range Planning Committee has made a recommendation.

MOTION by Mr. Allen, second by Ms. Mraz, to approve Jon Pardoll as a continuing member of the Long-Range Planning Committee. Carried unanimously.

Recreation Committee Member Recommendation: After interviewing four candidates, the Recreation Committee has made a recommendation.

MOTION by Mr. Allen, second by Mr. Johnson, to approve Norma Apodaca as a continuing member of the Recreation Committee and Ray Jansen as a new member of the Recreation Committee. Carried unanimously.

Village Voices Name Change:

MOTION by Mr. Greene, second by Ms. Mraz, to approve the name change for the Village Voices to the Westbrook Village Voices. Carried unanimously.

Horseshoe Pits/Cornhole Proposal: The new location for the Horseshoe/Cornhole pits is south of the woodshop with Horseshoe pits on the west of the grass area and Cornhole to the east of the grass area.

The main project is in the Budget; SDL has submitted a proposal in the amount of \$33,720.

MOTION by Mr. Johnson, second by Mr. Greene, to approve the SDL contract in the amount of \$33,720 for removal, grading and installation of the horseshoe pits and cornhole area. To include a contingency approval, not to exceed \$16,800, for a retaining wall if necessary. Carried unanimously.

Pickleball Court Usage:

MOTION by Mr. Johnson, second by Mr. Greene, to deny any organized sports activities, including but not limited to scheduled tournaments, events, league play or any organized team sports on Westbrook Village Association property.

Discussion: Discussion points included:

- Insurance concerns
- Public access to WVA facilities and the Association's liability for non-residents
- APPL play (they are defined as a League) – players sign waivers
- How can courts be secured so people cannot just come in and play?
- Wear and tear on the courts
- Concern that APPL is being singled out – anything enforced against Pickleball should be enforced equally against all clubs and activities.
- Request for a postponement on a decision to allow further research
- People not wearing appropriate shoes on the courts

MOTION and second withdrawn.

MOTION by Mr. Johnson, second by Mr. Alle, to table the Pickleball issue for 30 days. Carried unanimously.

Meeting recessed for a 10-minute break; reconvened at 9:54 a.m.

Proposed Standard Amendment to Security Doors:

MOTION by Mr. Allen, second by Mr. Johnson, to approve the Standard Amendment to Security Doors as presented. Carried unanimously.

Proposed Standard Amendment to LedgeStone:

MOTION by Mr. Greene, second by Ms. Mraz, to approve the Standard Amendment to LedgeStone as presented. Carried unanimously.

Proposed Standard Amendment to Flags:

MOTION by Mr. Johnson, second by Mr. Greene, to approve the Standard Amendment to Flags as presented. Carried unanimously.

Proposed Standard Amendment to Golf Safety Nets:

MOTION by Mr. Johnson, second by Mr. Allen, to approve the Standard Amendment to Golf Safety Nets as presented. Carried unanimously.

Proposed Standard Amendment to Decorative String and Rope Lighting:

MOTION by Mr. Johnson, second by Ms. Mraz, to approve the Standard Amendment to Decorative String and Rope Lighting as presented. Carried unanimously.

Proposed Standard Amendment to Awnings – Rear Retractable Patio Awning:

MOTION by Ms. Mraz, second by Mr. Greene, to approve the Standard Amendment to Awnings – Rear Retractable Patio Awning as presented. Carried unanimously.

Proposed Standard Amendment to Parking:

MOTION by Mr. Johnson, second by Mr. Greene, to approve the Standard Amendment to Parking including a change from 24 hours to 48 hours. Carried unanimously.

Proposed Standard Amendment to Recreational Vehicles:

MOTION by Mr. Greene, second by Mr. Johnson, to approve the Standard Amendment to Recreational Vehicles including a change from 24 hours to 48 hours. Carried unanimously.

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the May meeting(s) were included in the Board Binders.

Government Relations: Mr. Johnson reported on the May 16, 2023, City Council Meetings. He reported there are several areas in WVA that are scheduled for street lighting upgrades to LED in 2024.

Information Technology Committee: No Meeting/No Report

Landscape & Facilities Committee: Minutes of the May meeting(s) were included in the Board Binders.

Long Range Planning Committee: The next meeting is scheduled for September 2023.

WVA Cornerstone Committee: Minutes of the May meeting(s) were included in the Board Binders.

Personnel Committee: No Meeting/No Report

Recreation Committee: Minutes of the May meeting(s) were included in the Board Binders.

Town Hall: No Meeting/No Report

Ways and Means Committee: Minutes of the May meeting(s) were included in the Board Packet.

WVGC-WVA Joint Meeting: No Meeting in May

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

Second Sundays: There was a meeting with the people who managed the Market Place this year. They have resolved to fix the issues that were reported to them by vendors. They pay WVA \$500 per month from October through April to do this event.

Lapidary will be working with Ms. Jones on an Open House.

Next Meeting – Wednesday, July 5, 2023, 8:00 a.m.

There being no further business to come before the Board, the Meeting was adjourned at 10:40 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE