



**AGENDA**  
**Board of Directors Meeting**  
**Wednesday, December 04, 2024, 9:00 am FALC**

- I. Homeowner and Board Comments**
  - A. Homeowner Comments** – If you wish to address the Board of Directors on non-agenda items, you must sign in **prior** to the meeting being called to order.
    - 1. Non-Agenda Issues** - If you wish to address the Board on an item **not** listed on the agenda, please indicate the topic in the appropriate column on the sign-in sheet. Each homeowner who signs in will then be given three (3) minutes to address the Board, prior to the meeting being called to order.
    - 2. Agenda Issues** - Following Board discussion and **prior to the** Board **vote**, each homeowner will be given an opportunity to address the Board for up to three (3) minutes on the agenda topic.
- II. Pledge of Allegiance**
- III. Call to Order** – Westbrook Village Board of Directors President – Amy Miller
- IV. Confirm Quorum** – Secretary Westbrook Village Board of Directors – Max Allen  
Pursuant to Article 4, Section 7 of the Bylaws of Westbrook Village – Quorum – One half (1/2) of the number of the directors then serving, shall constitute a quorum at a meeting of the board. There are seven (7) Directors on the Westbrook Village Board at this time. Four (4) Directors must be present to meet quorum requirements.
- V. Review, Correction and Approval of previous minutes**
  - A.** November 06, 2024, BOD meeting minutes – **Pg. 1**
- VI. Treasurer’s Report**
  - A.** Treasurer’s published report for October 31, 2024 – **Pg.**
  - B.** October 31, 2024, Financial Statements
    - 1.** Operations October 31, 2024 – **Pg.**
    - 2.** Replacement Reserve Fund October 31, 2024 – **Pg.**
- VII. Unfinished Business**
  - A.** Facilities Usage Reports – **Pg.**
    - 1.** 10/28/2024 – 11/24/2024
  - B.** Vistas Pool Update – Karen Jones
  - C.** **Resident** Guest Pass Ad-Hoc Committee Update – Amy Miller
  - D.** **Club** Guest Pass Update – Max Allen
- VIII. New Business**
  - A.** Club Bylaws Update – **Pg.**
  - B.** New Homeowner Survey Questions & Letter – **Pg.**
  - C.** Candidates Forum Discussion – **Pg.**

*Board of Directors Agenda*

**IX. Committee Reports**

- A. Architectural Control Committee** – Marcy Reneau  
November 19, 2024, meeting minutes – **Pg.**
- B. Government Relations** – Tim Davis
- C. Information Technology Committee** – Marcy Reneau
- D. Landscape & Facilities Committee** – Amy Miller  
November 13, 2024, meeting minutes – **Pg.**
- E. Long Range Planning Committee** – Steve Merkovich  
November 20, 2024, meeting minutes – **Pg.**
- F. WVA Cornerstone Committee** – Amy Miller  
November 08, 2024, meeting minutes – **Pg.**
- D. Personnel Committee** – Steve Merkovich
- H. Recreation Committee** – Max Allen  
November 12, 2024, meeting minutes – **Pg.**
- I. Town Hall** – Tim Davis
- J. Ways and Means Committee** – Steve Merkovich  
November 25, 2024, meeting minutes – **Pg.**  
Delinquency Reports
- K. WVGC-WVA Joint Meetings** – Amy Miller  
November 21, 2024, meeting minutes – **Pg.**

**X. Managers' Report – Pg.**

- A. For the Good of the Order** – (if you are unable to attend the BOD meeting and wish to voice a concern to the Board, please contact Karen Jones, General Manager, at 623-561-0099 to be your liaison).

**Adjourn** – Next meeting TBD