

Approved February 7, 2024
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
January 3, 2024

MINUTES

PRESENT: Amy Miller, Jerry Johnson, Kim Mraz, Michael Greene, Steve Merkovich, Max Allen (Board Members)
Karen Jones (General Manager)
Susan Fabian (Asst. General Manager)
Sean Gorenstein, (Facilities Manager)

ABSENT: Gary Harmann (excused)

HOMEOWNERS: Full House

HOMEOWNER FORUM

Homeowners are given the opportunity to address the Board about 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 January Board Meeting to order at 9:06 a.m.

CONFIRM QUORUM

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

MINUTES – December 6, 2023

If corrections are needed, they will be made as requested, and the Minutes resubmitted for file.

MOTION by Mr. Greene, second by Mr. Allen, to approve the Minutes of the December 6, 2023, meeting as presented. Carried by unanimous vote of the members in attendance.

TREASURER’S REPORT

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

MOTION by Mr. Johnson, second by Mr. Greene, to accept the October 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

Facilities Usage Report: Reports for November 27 – December 17, 2023, were included in the Board Packet for review and discussion.

Employee Retention Tax Credit (ERC): No new information on future payments from the IRS available at this time.

Horseshoe Pits/Cornhole Update: Backboards installed and being recovered; waiting on Cornhole Boards.

City of Peoria Turf Conversion Grant: No update on the \$13,000 grant as of this date.

NEW BUSINESS

Westbrook Village Association Membership Policy: Included in the Board Packet for review and discussion.

MOTION by Mr. Johnson, second by Mr. Allen, to discuss and approve the Membership Policy as revised. Carried by unanimous vote of the members in attendance.

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the December meeting included in the Board Binders. The Committee will be addressing driveway coatings at future meetings.

Government Relations: Mr. Johnson reported on the December 12, 2023, City Council Meeting at which there was approval of the Modification of a Designated of Assured Water Supply Application – Department of Water Resources. The purchase of a Bell Textron, Bell 505 helicopter was also approved (paid for with designated state funding).

Information Technology Committee: No meeting in December.

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

Long Range Planning Committee: No meeting in December. The next meeting is scheduled for January 17, 2024.

WVA Cornerstone Committee: No meeting in December. Meetings will be held on the second Friday morning of each month.

Personnel Committee: No Meeting in December

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

Town Hall: No Meeting in December

Ways and Means Committee: Minutes of the December meeting included in the Board Packet.

WVGC-WVA Joint Meeting: No meeting in December. Meeting scheduled for next Monday (January 8, 2024). There will be discussion on water usage and changes from turf to desert.

MANAGERS' REPORT

The General Manager's Report was included in the Board Binder with clarification provided by Ms. Jones. The General Manager's Report includes reports from the Architectural Control Committee, Resale Department, Compliance Department, Recreation Centers Manager, Facilities Manager and Landscape Company.

FOR THE GOOD OF THE ORDER

- Introduction of the Board Candidates: Max Allen, Bob Carneiro, Tim Davis, Bruce Garrison, Michael Giroux, Jerry Heschel, Jeff Hohn, Homer Landreth, and Marcy Reneau. There was an explanation of cumulative voting; there are four openings on the Board so each Homeowner will have four votes.
- Mr. Johnson submitted his written letter of resignation from the Board indicating his last day will be January 4, 2024. Mr. & Mrs. Johnson are moving from Westbrook Village.

Next Meeting – Wednesday, February 7, 2024, 9:00 a.m. The Annual Meeting is scheduled for March 20, 2024.

There being no further business to come before the Board, the Meeting was adjourned 10:03/ a.m.

Respectfully submitted,
Jody Brown, Recording Secretary
MINUTES & MORE