

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

MINUTES

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

ABSENT:

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 February Board Meeting to order at 9:00 a.m.

CONFIRM QUORUM

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

MINUTES – January 3, 2024

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

MOTION by Mr. Allen, second by Ms. Mraz, to approve the Minutes of the January 3, 2024, meeting as presented. Carried unanimously.

TREASURER’S REPORT

In accordance with the Association’s governing documents, Jerry Johnson can remain in the Treasurer’s position until new Board Members are elected at the Annual Meeting in March.

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

MOTION by Mr. Allen, second by Ms. Mraz, to accept the November 2023 Treasurer’s Reports and Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Facilities Usage Report: Reports for December 18, 2023 – January 28, 2024, were included in the Board Packet for review and discussion.

Employee Retention Tax Credit (ERC): Ms. Jones reported the program is back to its normal state and checks are being processed.

Horseshoe Pits/Cornhole Update: Project Complete There are two sets of horseshoes and three sets of beanbags that residents can check out with their PID card. When the weather warms up

there will be an afternoon of games to introduce the residents to the new games.

City of Peoria Turf Conversion Grant: Based on the City's new way of figuring amounts, the Association may get more than the \$13,000 originally applied for if a grant is awarded.

NEW BUSINESS

Granite Project Country Club Parkway: Three separate projects have been combined into one larger project resulting in a discount of \$10,360 from SDL. Total cost of the project is \$119,250.

MOTION by Mr. Greene to award the contract for the County Club Parkway Granite Project to SDL in the amount of \$119,250. Second by Mr. Harmann. Carried unanimously.

There was discussion about changing the CC&Rs to prohibit short-term rental (Airbnb/VRBO) in the community. This would require approval from 67% of the community. It was suggested a Zoom meeting would be the best way to get the word out to the Homeowners and get the required approval votes.

Lakes Woodshop Dust Collection Replacement:

MOTION by Mr. Allen, second by Mr. Harmann, to approve the bid from SVE in the amount of \$23,970.53, including electrical upgrades to be done by My AZ Electrician in the amount of \$2,945, for the replacement of the dust collection system in the Lakes Woodshop. MOTION AMENDED by Mr. Allen, second by Mr. Harmann, to include an extended warranty not to exceed 20% of the Neiderman cost of \$12,678, for the replacement of the dust collection system in the Lakes Woodshop. Carried unanimously.

Fitness Center Expenditure from LRP: Intent is to increase the space from 2,400sf to about 5,000sf.

MOTION by Mr. Allen, second by Ms. Mraz, to consider a one-million-dollar budget for the Fitness Center Expansion. Carried unanimously.

COMMITTEE REPORTS

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

Government Relations: No Report

Information Technology Committee: No meeting in January.

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

Long Range Planning Committee: Minutes of the January meeting included in the Board Binders.

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

Personnel Committee: No Meeting in January

Recreation Committee: Minutes of the January meeting included in the Board Binder. There will be no meeting in February.

Town Hall: No Meeting in January

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

WVGC-WVA Joint Meeting: Minutes of the January meeting included in the Board Binders

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 in attendance: Max Allen, Bob Carneiro, Tim Davis, Michael Giroux, and Marcy Reneau. There was an explanation of cumulative voting; there are four openings on the Board so each roof top will have four votes.
- Candidates night scheduled for Wednesday, February 21, 2024, 7:00 p.m.
- With the recent weather, everyone should be turning off their personal irrigation for ten days to two weeks.

Next Meeting – The Annual Meeting is scheduled for March 20, 2024.

There being no further business to come before the Board, the Meeting was adjourned 10:00 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE