

APPROVED May 1, 2024
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
April 3, 2024

MINUTES

PRESENT: Amy Miller, Michael Greene, Steve Merkovich, Max Allen, Marcy Reneau, Bruce Garrison, Tim Davis (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 April Board Meeting to order at 9:25 a.m.

CONFIRM QUORUM

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

MINUTES – February

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

MOTION by Mr. Greene, second by Mr. Merkovich, to approve the Minutes of the February 7, 2024, meeting as presented. Carried with Ms. Reneau, Mr. Davis and Mr. Garrison abstaining as they were not on the Board at that time.

TREASURER’S REPORT

The January 2024 Financials were included in the Board binders for review and discussion.

MOTION by Mr. Allen, second by Mr. Merkovich, to accept the January 2024 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 January 28 through February 24, 2024, and February 25 through March 24, 2024, were included in the Board Packet for review and discussion.

NEW BUSINESS - None

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the February and March meeting(s) included in the Board Binders.

Government Relations: Mr. Johnson had attended last night's Council meeting and submitted a written report which was reviewed by Ms. Miller. Westbrook Village is one of 50+ HOA's currently working with the City on water conservation issues.

Information Technology Committee: No meeting in February or March.

Landscape & Facilities Committee: Minutes of the February and March meeting(s) included in the Board Binders.

Long Range Planning Committee: No meeting in February or March.

WVA Cornerstone Committee: Minutes of the February and March meeting(s) included in the Board Binders.

Personnel Committee: No Meeting in February or March

Recreation Committee: No meeting in February; Minutes of the March meeting included in the Board Binder.

Town Hall: No Meeting in February or March

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

WVGC-WVA Joint Meeting: No meeting in February; Minutes of the March meeting included in the Board Binders

MANAGERS' REPORT

The General Manager's Reports for the months of February and March are 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.

Ms. Jones introduced Denise Murphy, the new Recreation Centers Manager. She also thanked Susie Wilson for filling in for the Recreation Centers Manager while the position was vacant. Ms. Wilson will be leaving Westbrook Village to begin a new endeavor.

FOR THE GOOD OF THE ORDER

Ms. Miller briefly reviewed the process for getting items on the Board Meeting Agenda, with issues first being taken to the appropriate Committee or to the General Manager.

There is new Parking Legislation that the Homeowners will be asked to vote on prior to June 2025. This legislation addresses enforcement of parking issues on the streets of the community. There will be community discussions, e-blasts and Town Halls addressing this issue prior to the Homeowners being asked to vote.

Tom Canepa gave a presentation on Grouper - this is to clubs and organization what silver sneakers is to exercise and gyms. They are working with Health Care Insurers and will reimburse club membership dues up to \$100 per year for those who participate in clubs. The woodshop has been the test case and they have already joined Grouper. Members are in the process of joining and requesting their reimbursements. Next Tuesday there will be a luncheon for the presidents of the 28 clubs that currently charge membership dues. Clubs participating in Grouper will receive a stipend for the club. Grouper funding comes from United Health.

Mayor Jason Beck will give his first State of the City Address at Westbrook Village, Lakes Ballroom, on April 10, 2024, 10:00 a.m.

Next Meeting – The Annual Meeting is scheduled for May 1, 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