

Approved September 18, 2024
WESTBROOK VILLAGE ASSOCIATION
LONG RANGE PLANNING COMMITTEE
June 19, 2024

PRESENT: Steve Merkovich, Bob White, Jim Schulz, Paul Schnetzky, Robert Freiberg
(Committee Members)
Karen Jones (General Manager)

ABSENT: Max Allen, Jon Pardoll (excused)

HOMEOWNER AND MEMBER COMMENTS

Homeowners in attendance are given the opportunity to address concerns and ask questions of the Committee and Management. These comments are not a part of the Minutes.

CALL TO ORDER

Steve Merkovich, Chair, called the June 2024 Meeting to order at 9:00 a.m. He announced there was a quorum with all members in attendance.

MINUTES – May 15, 2024

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

MOTION by Mr. Schulz, second by Mr. Schnetzky, to approve the Minutes of the May meeting as presented. Carried by unanimous vote of the members in attendance.

UNFINISHED BUSINESS

Architect RFP for Fitness Center Project Update: RFP's were sent to twelve Architects. Three declined to bid and one showed up for the meeting at the Fitness Center. Mr. Schulz reported on the meeting with the one Architect indicating they had several comments, questions and suggestions.

Ms. Jones will email the RFP to all Committee Members. WVA will reach out to the other Architects again to see if there is another interested bidder.

NEW BUSINESS

WVA Next Generation Homeowner Survey: Mr. White gave a brief explanation of how the Survey was created by the various Committees. This is geared toward the next generation of people who may consider moving into Westbrook Village. Items included are Community Attributes and Home Attributes.

Ms. Jones pointed out the last survey sent was opened by 2,700 Homeowners, but responses were only submitted by 650 Homeowners.

Ms. Jones stated that Staff has completed a report on what must be done to keep the designation of "Age Restricted." This report has not yet been shared with the Board of Directors so cannot be distributed to Committee Members. She added that the average age for a Westbrook Village is 76 years old. Currently 3% of the Homeowners in WVA are 40-54 years old with 97% being 55 and older.

It was suggested that an Ad Hoc Committee be formed for the purpose of discussing and creating a survey. Ms. Jones suggested this might be better suited as a survey to new buyers, asking them what made them decide to purchase a home in WVA, what other Associations/Communities they considered, etc. A good starting point would be to send the survey to the recent buyers to get information; Ms. Jones has contact information on the recent buyers.

MOTION by Mr. Schulz, second by Mr. Freiberg, to create a new data base of Homeowners who purchased in the last 24 months. Each Committee Member will submit questions to Mr. Merkovich and Ms. Jones who will then draft a ten-question survey for review at the next meeting. Carried by unanimous vote of the members in attendance.

For the Good of the Order - None

Next Meeting Date: TBD

There being no further business to come before the Committee, the meeting was adjourned at 10:35 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE