



AGENDA
Board of Directors Meeting
Wednesday, September 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.** July 03, 2024, BOD meeting minutes – **Pg.**
 - B.** No August Meeting
- VI. Treasurer’s Report**
 - A.** Treasurer’s published report for June 30, 2024 – **Pg.**
 - B.** June 30, 2024, Financial Statements
 - 1.** Operations June 30, 2024 – **Pg.**
 - 2.** Replacement Reserve Fund June 30, 2024 – **Pg.**
 - C.** Treasurer’s published report for July 31, 2024 – **Pg.**
 - D.** July 31, 2024, Financial Statements
 - 3.** Operations July 31, 2024 – **Pg.**
 - 4.** Replacement Reserve Fund July 31, 2024 – **Pg.**
- VII. Unfinished Business**
 - A.** Facilities Usage Reports – **Pg.**
 - 1.** 06/24/2024 – 07/28/2024
 - 2.** 07/29/2024 – 08/25/2024
 - B.** Electronic Voting Update – Marcy Reneau

Board of Directors Agenda

VIII. New Business

- A. Easement 19065 N. 96th Ave. Lakeview Estates – **Pg.**
- B. Lakes Complex Asphalt Proposals – **Pg.**
- C. Proposed Standard amendment to Doors – **Pg.**
- D. Proposed Standard amendment to Gates – **Pg.**
- E. 2025 Budget Committee Member Recommendations – **Pg.**
- F. Board Study Sessions – Tim Davis

IX. Committee Reports

- A. Architectural Control Committee** – Marcy Reneau
 - July 16, 2024, meeting minutes – **Pg.**
 - August 20, 2024, meeting minutes – **Pg.**
- B. Government Relations** – Tim Davis
- C. Information Technology Committee** – Marcy Reneau – **Pg.**
- D. Landscape & Facilities Committee** – Mike Greene
 - July 10, 2024, meeting minutes, no August meeting – **Pg.**
- E. Long Range Planning Committee** – Steve Merkovich
 - No July or August meeting
- F. WVA Cornerstone Committee** – Amy Miller
 - No July or August meeting
- G. Personnel Committee** – Mike Greene
- H. Recreation Committee** – Max Allen
 - July 09, 2024, meeting minutes, no August meeting – **Pg.**
- I. Town Hall** – Tim Davis
- J. Ways and Means Committee** – Steve Merkovich
 - July 19, 2024, meeting minutes – **Pg.**
 - August 28, 2024, meeting minutes – **Pg.**
 - Delinquency Reports
- K. WVGC-WVA Joint Meetings** – Mike Greene
 - July 16, 2024, meeting minutes, no August meeting – **Pg.**

X. Managers' Report – **Pg.**
July and August

- 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).

Executive Session - A.R.S. §33-1804 (A) #4 Personnel

Adjourn – Next meeting Wednesday, October 02, 2024