

AMENDED AND APPROVED NOVEMBER 20, 2024
WESTBROOK VILLAGE ASSOCIATIONfr4
LONG RANGE PLANNING COMMITTEE
October 16, 2024

PRESENT: Steve Merkovich, Jim Schulz, Paul Schnetzky, Robert Freiberg, Max Allen, Jon Pardoll, Bob White (Committee Members)
Karen Jones (General Manager)
Jody Snider (Assistant General Manager)

ABSENT:

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 October 2024 Meeting to order at 9:00 a.m. He announced there was a quorum with all members in attendance.

MINUTES – September 18, 2024

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

MOTION by Mr. Schulz, second by Mr. Freiberg, to approve the Minutes of the September meeting as amended. Carried by unanimous vote of the members in attendance.

UNFINISHED BUSINESS

Next Generation Survey Question: Sample questions were included in the Committee Packet for review and discussion.

The Budget Committee has finished the Operating Draft Budget and is now working on the Reserve Budget using the Reserve Study. CPI is 2.5% compared to 4.7% last year. Long Range Planning had recommended \$150,000 for the Architect; this was removed during the Budget Process.

It was stated the original intent of the survey was to determine future amenity needs in the next three to five years. It was suggested that Focus Groups may be needed to help determine what has attracted buyers to WVA, what other communities they looked at, what amenities they may want in the future, and whether they are willing to pay more for these amenities.

Committee Members agreed to proceed with the survey with a maximum of five questions. Sample questions were reviewed, discussed, and selected for the Survey.

MOTION by Mr. Schulz to proceed with survey questions as agreed. Second by Mr. Schnetzky. Carried unanimously.

Fitness Center Discussion: There was discussion regarding ways to raise the funds that will be needed for the Fitness Center – bonds, special assessments, reserves, preservation

NEW BUSINESS

Facilities Usage Report: Report for August 26 through September 22, 2024 included in the Committee Packet for review and discussion.

It was stated the numbers are beginning to impact both financially and maintenance-wise with 3,600 more people using the Vistas rec facilities and almost 3,000 more using the Lakes rec facilities

(almost 9,000 more people using the top four amenities). In other communities, every time a guest is taken into a facility, there is a \$5 charge. In WVA, each property gets 20 free guests per calendar year. It is suggested there be a \$5 fee after the original 20 punches have been used.

MOTION by Mr. Allen, second by Mr. Pardoll, to recommend to the Board of Directors to eliminate 10 guest punches in 2025, with the remaining 10 guest punches eliminated in 2026. Carried unanimously.

FOR THE GOOD OF THE ORDER

Next Meeting Date: November 20, 2024

There being no further business to come before the Committee, the meeting was adjourned at 10:49 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE