

Approved December 18, 2024
WESTBROOK VILLAGE ASSOCIATIONfr4
LONG RANGE PLANNING COMMITTEE
November 20, 2024

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

ABSENT: Steve Merkovich (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

Jim Schulz, Vice Chair, called the November 2024 Meeting to order at 9:07 a.m. He announced there was a quorum with six members in attendance.

MINUTES – October 16, 2024

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

MOTION by Mr. Schnetzky, second by Mr. Pardoll, to approve the Minutes of the October meeting as amended. Carried by unanimous vote of the members in attendance.

UNFINISHED BUSINESS

Fitness Center: Ms. Jones reviewed what has been done with regard to the Fitness Center, stating that only one Architect out of the eight Architects contacted had responded. The Board of Directors and the Budget Committee have approved \$130,000 toward improvements in the existing Fitness Center to include air circulation, flooring, some equipment, and paint. Most of the people Ms. Jones has talked to indicate the need for more space.

There was discussion about finding a General Contractor who could develop a design/build plan for the Fitness Center using the existing footprint, and possibly adding 1,000-1,500 sf, moving the wall out 9-10 feet to the west, incorporate the locker rooms, and bypassing the need for an Architect for the design process. A decision would also be needed on whether to leave the gym where it is, or move it somewhere else.

There was discussion about upgrading the restrooms, and it was pointed out if the restrooms are touched, they will have to be brought up to ADA Standards which will be costly.

It was suggested a sponsorship could be considered/obtained as a method of raising the necessary funds for the renovations.

NEW BUSINESS

New Homeowner Draft Survey: Included in the Committee Packet for review and discussion. The years – 2023-2024 - will be deleted and the survey will be "New" Homeowner Survey. The survey will be presented to the Board for approval at their December meeting. The Survey will be sent to the Homeowners on January 10, 2025; Surveys must be returned by February 10, 2025.

MOTION by Mr. Schnetzky, second by Mr. Allen, to submit the five question New Homeowner Survey to the Board of Directors for approval. Survey to be sent out by email on January 10 with a return date of February 10, 2025. Letter from the Board to be included

with the Survey and there will be two follow-up emails. Carried by unanimous vote of the members in attendance.

Fitness Center User Survey: Discussion on a Fitness Center User Survey will be included on next month's Agenda; Members should submit proposed questions to Ms. Jones so a draft can be prepared for review at the December meeting. The goal will be to include five questions in the survey.

FOR THE GOOD OF THE ORDER

Will a Westbrook Village overall survey be sent out? Currently in development for sending out after the New Homeowner Survey and Fitness Center User Survey.

The Committee needs to start talking about funding long-range capital projects. This will be added to the Agenda for the next meeting.

There should be a constant update on water usage, water cost, and potential water shortage. Maybe do a Town Hall with the City of Peoria's Water Conservation presentation.

Next Meeting Date: December 18, 2024

There being no further business to come before the Committee, the meeting was adjourned at 10:14 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE