

Approved December 4, 2024
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
November 6, 2024

MINUTES

PRESENT: Amy Miller, Max Allen, Marcy Reneau, Bruce Garrison, Tim Davis, Steve Merkovich, Bob Carneiro (Board Members)
Karen Jones (General Manager)
Jody Snider (Asst. General Manager)
Sean Gorenstein, (Facilities Manager)
Denise Murphy (Recreation Centers Manager)

ABSENT:

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 November Board Meeting to order at 9:04 a.m.

CONFIRM QUORUM

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

MINUTES – October

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

MOTION by Mr. Merkovich, second by Mr. Garrison, to approve the Minutes of the October 2, 2024, meeting as amended. Carried with Mr. Carneiro abstaining as he was not a member at that time.

TREASURER’S REPORT

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

MOTION by Mr. Allen, second by Mr. Carneiro, to accept the September 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 September 23 through October 27, 2024 were included in the Board Packet for review and discussion.

Easement – 19065 North 96th Avenue – Lakeview Estates Update: The City has replaced the pavement at Taro Road and at the parking lot. All cracks have been filled and resealing will be done in the Spring. The area is now user-friendly for wheelchairs.

Vistas Pool Update: Resolutions are underway. The first issue with the County on the drains did not pass. Work continues on the backwash issue. Information is being gathered on draining the

pool, removing the tile, and replacing that tile with pebble-tech. No cost information is available; it will be brought to an open Board Meeting before any decisions are made.

NEW BUSINESS

Annual Complimentary Guest Passes: Ms. Jones reported that about 10% of WVA Residents are using the free guest passes (5,980 punches) most other communities charge a fee for guests with no free admissions. There were 174 additional passes purchased at a cost of \$25 for 20 punches (3,480 punches - \$4,350).

During considerable discussion, the following suggestions were made:

- The 20 free punches be retained because of the number of residents who bring their grandchildren to use the facilities.
- After the 20 free punches are used, there should be a fee of \$5 per punch.
- Residents should be limited to the number of guests they can bring in at one time.
- Fees for guests should be higher than the fees charged for bringing in grandchildren.
- Tiered pricing
- Do a Town Hall to get resident input and fresh ideas on this issue.

It was determined this issue requires further discussion before a decision can be made. It was again suggested there be a Town Hall so residents can give input. Input is needed from the Clubs that this will impact as well. Ms. Jones, Ms. Murphy, Mr. Davis, Mr. Allen, and Ms. Miller will serve as an Ad Hoc Committee for further discussion on this issue to determine if there will be a Town Hall or a Survey.

Annual Sanctioned Club Member Access Fee: This was discussed during the Budget Meetings with consideration that a fee be assessed for usage of the WVA facilities. Everyone in a sanctioned club has use of the facilities, including staff time for set-up, use of electricity, etc. About half of the residents in WVA do not use the facilities and it is not appropriate to charge these residents more for facilities they don't use. It was suggested there be a \$5 annual fee per club member for access to the facilities, staff, etc.

There was discussion about the issues of charging an additional fee to groups such as PAC, and there is concern that charging an annual fee of \$5 would result in a reduction of members. There was also discussion about charging for Bingo – the AZ State Gaming License allows the Association to keep \$1 from each player for an administrative fee. It was also suggested that due to the differing costs and needs of the various clubs, more than one policy may be needed.

The Recreation Committee will discuss the Annual Club Guest Pass at their meeting next week. Cost is currently \$50 per year; it is suggested it be increased to \$75 per year.

This issue will be discussed with the Club Presidents at their Annual Meeting next week. Input from the Club Presidents will be forwarded to the Board of Directors for review and consideration.

COMMITTEE MINUTES

Architectural Control Committee: Minutes of the October meeting included in the Board Binders

Government Relations: No Report.

Information Technology Committee: Need to discuss a Town Hall for e-voting.

Landscape & Facilities Committee: Minutes of the October meeting included in the Board Binders.

Long Range Planning Committee: Minutes of the October meeting included in the Board Binders. The Committee is working on a New Homeowners Survey.

WVA Cornerstone Committee: Minutes of the October meeting included in the Board Binders.

Personnel Committee: There was no meeting in October.

Recreation Committee: Minutes of the October meeting included in the Board Binders.

Town Hall: Mr. Davis will contact the Board Members and will get several Town Halls scheduled for the first quarter of 2025.

Ways and Means Committee: Minutes of the October meeting and the Delinquency Reports included in the Board Binders.

WVGC-WVA Joint Meeting: No October meeting.

MANAGERS' REPORT

The General Manager's Reports for the month of October 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.

FOR THE GOOD OF THE ORDER

Discussion is needed on how to handle the questioning process during Candidates Night. This will be on the Agenda for the December Board Meeting or the Town Hall.

Will the changes to the Bylaws be discussed at the Recreation Committee/Club Presidents Meeting. This will be reviewed at the Recreation Committee meeting and recommendations will be made to the Board of Directors.

A brick was ordered last Easter however there has been no response. Ms. Snider will follow up. It was suggested that since these are done every three months, it is possible that the bricks are already in the ground.

The bench for Michael Greene is in process.

Next Meeting – December 4, 2024

The Board will be going into Executive Session for the purpose of discussing legal issues.

There being no further business to come before the Board, the Meeting was adjourned at 11:04 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE