

**Amended and Approved December 17, 2024**  
**WESTBROOK VILLAGE ASSOCIATION**  
**ARCHITECTURAL CONTROL COMMITTEE MINUTES**  
**November 19, 2024**

**PRESENT:** Marcy Reneau, Ron Laumann, Jo Ann Greene, Robert Freiberg, Bob Carneiro, Kurt Kimmerling, Ed Hartman (Members)  
Karen Jones (General Manager)

**ABSENT:**

**HOMEOWNER AND MEMBER COMMENTS – Non-Agenda Issues** – These comments and discussions are not included as a part of the Minutes.

Ms. Reneau called the November 19, 2024, meeting to order at 9:00 a.m. and confirmed a quorum with all members in attendance.

**NEW BUSINESS**

**Homeowner Applications**

**Mountain Park Estates – 4100623** – Dog Run

***MOTION by Ms. Greene, second by Mr. Freiberg, to approve the application for 4100623, dog run, as submitted. Carried unanimously.***

**Monterey Greens – 4110461** – Exterior Lighting – Fixture Exchange/Addition

***MOTION by Ms. Greene, second by Mr. Kimmerling, to approve the application for 4110461, exterior Lighting – fixture exchange/addition, as submitted. Carried unanimously.***

**Shadow Ridge - 4160727** – Paint

***MOTION by Mr. Carneiro, second by Mr. Freiberg, to approve the application for 4160727, paint, as submitted. Carried unanimously.***

**Lakeview Estates – 4190032** – Artificial Turf in Rear Yard; Stationary BBQ

***MOTION by Mr. Hartman, second by Mr. Laumann, to approve the application for 4190032, artificial turf in rear yard and stationary BBQ, as submitted. Carried unanimously.***

**Eagle Ridge – 4331057** – Exterior Lighting – Fixture Change/Addition

***MOTION by Ms. Greene, second by Mr. Laumann, to approve the application for 4331057, exterior lighting – fixture change/addition, as submitted. Carried unanimously.***

**Cypress Point Estates – 4340123** – LedgeStone

***MOTION by Mr. Hartman, second by Ms. Greene, to approve the application for 4340123, ledgeStone, as submitted. Carried unanimously.***

**Pinehurst Place – 4350063** – Gate on Left Side

***MOTION by Mr. Hartman, second by Mr. Kimmerling, to approve the application for 4350063, replacing Gate on left side, as submitted. Carried unanimously.***

**St. Andrews Place – 4370164** – Artificial Turf in Front Entry

***MOTION by Mr. Hartman, second by Ms. Greene, to approve the application for 4370164, artificial turf in front entry, as submitted. Carried unanimously.***

**Vista Point – 4450001 –** Patio Furniture Rear Yard; Fire Table Rear Yard

***MOTION by Mr. Laumann, second by Mr. Carneiro, to approve the application for 4450001, patio furniture rear yard and fire table rear yard, as submitted. Carried unanimously.***

**Torrey Pines – 4460913 –** Solar

***MOTION by Mr. Carneiro, second by Mr. Freiberg, to approve the application for 4460913, solar, as submitted. Carried unanimously.***

**Village Terrace III – 4490743 –** Patio Cover Extension

***MOTION by Mr. Laumann, second by Mr. Kimmerling, to approve the application for 4490743, patio cover extension, as submitted. Carried unanimously.***

**Willow Ridge – 4531189 –** Front Decorative Bronze and Glass Entry Door

***MOTION by Ms. Greene, second by Mr. Hartman, to approve the application for 4531189, decorative bronze and glass entry door, as submitted. Carried unanimously.***

**Willow Ridge – 4531202 –** Artificial Turf Front and Rear Yard Replacing Existing

***MOTION by Mr. Laumann, second by Ms. Greene, to approve the application for 4531202, artificial turf front and rear yard, replacing existing, as submitted. Carried unanimously.***

**Willow Ridge – 4531257 –** Decorative Bronze and Glass Entry Door

***MOTION by Mr. Freiberg, second by Ms. Greene, to approve the application for 4531257, decorative bronze and glass entry door, as submitted. Carried unanimously.***

**Country Club Estates – 4540016 –** Extended Patio Roof Extension – Rear Yard

***MOTION by Ms. Greene, second by Mr. Carneiro, to approve the application for 4540016, extended patio roof extension – rear yard, as submitted. Carried unanimously.***

#### **Standard Amendments**

**Discussion – Artificial Turf:** This issue requires more discussion with regard to re-establishing allowable percentages in front and back yard installations; the current Standard says turf can only be an accent. City of Peoria turf limitations and water restrictions, if any, must also be considered. Additionally, the current Standard says artificial turf must be professionally installed, and professional installers are difficult to find. This issue will be on the Agenda for next month's meeting.

**UNFINISHED BUSINESS -** None

**REVIEW, CORRECTION AND APPROVAL OF PREVIOUS MINUTES –** October 15, 2024

If corrections are needed, Minutes will be amended and resubmitted for file.

***MOTION by Mr. Laumann, second by Mr. Hartman, to approve the October 15, 2024, Minutes as presented. Carried unanimously.***

**FOR THE GOOD OF THE ORDER -** None

**Next Meeting –** Tuesday, December 17, 2024

#### **ADJOURN**

Meeting adjourned at 10:20 a.m.

Respectfully submitted,  
*Jody Brown*, Recording Secretary

## **MINUTES & MORE**