

APPROVED
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
December 17, 2024

PRESENT: Marcy Reneau, Ron Laumann, Jo Ann Greene, Robert Freiberg, Bob Carneiro, Kurt Kimmerling, Ed Hartman (Members)
Karen Jones (General Manager)
Jody Snider (Assistant 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 December 17, 2024, meeting to order at 9:00 a.m. and confirmed a quorum with all members in attendance.

NEW BUSINESS

Homeowner Applications

WVA – Lakes Tennis Courts Area – Xeriscape/Turn Conversion

MOTION by Mr. Hartman, second by Mr. Freiberg, to approve the Xeriscape turf conversion for the Lakes Tennis Courts Area. Carried unanimously.

Westbrook Village Golf Course – 400 – Vistas Xeriscape Plan Holes 3 and 4

MOTION by Mr. Laumann, second by Ms. Greene, to approve the Golf Course application for Vistas Xeriscape Plan for Holes 3 and 4. Carried unanimously.

Monterey Greens – 4110473 – Garage Door – Overhead

MOTION by Mr. Laumann, second by Mr. Freiberg, to accept the application for a garage door – overhead for 4110473. Carried unanimously.

Pineridge – 4321082 – LED Lights Under Parapet

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for LED Lights under the Parapet for 432182. Motion failed with all members opposing because there is no Standard for this type of lighting.

MOTION by Ms. Greene, second by Mr. Freiberg, to deny the application for LED Lights under the Parapet for 432182. Carried unanimously.

Pineridge – 4321130 – Artificial Turf in Rear Yard

MOTION by Mr. Laumann, second by Mr. Hartman, to accept the application for artificial turf in the rear yard for 4321130. Carried unanimously.

Cypress Point Estates – 4340148 – Front Decorative Bronze Iron and Glass Entry Door

MOTION by Mr. Carneiro, second by Ms. Greene, to accept the application for a front decorative bronze iron and glass entry door for 4340148. Carried unanimously.

Pinehurst Place – 4350026 – Rock Ground Cover; Artificial Turf in Rear Yard; Patio Extension in Rear Yard; Exterior Accent Lighting; Planting Material

MOTION by Mr. Freiberg, second by Ms. Greene, to accept the application for rock ground cover, artificial turf in the rear yard, patio extension in the rear yard, exterior accent lighting and plant material for 4350026. Motion amended and seconded with the stipulation the rock ground cover received in-house

approval. Carried unanimously.

Village Terrace II – 4470693 – Decorative – Skull Bucranium above Garage Door

MOTION by Mr. Laumann, second by Mr. Hartman, to deny the application for the skull bucranium above the garage door for 4470693. Carried unanimously.

Tamarron Place – 4520439 – Patio Extension in Rear Yard; Deco Wall in the Rear Yard

MOTION by Mr. Freiberg, second by Ms. Greene, to accept the application for the patio extension in the rear yard for 4520439. Motion amended and seconded to require a change in the number of posts from four to three, and the roof must be flat and match the color as indicated in the Standards. Carried unanimously.

MOTION by Mr. Laumann, second by Mr. Kimmerling, to accept the application for the deco wall in the rear yard for 452439. Motion amended and seconded that the application be reviewed with the Homeowner and the contractor to assure the deco wall meets WVA Standards as this is not clear on the present application. Once this is done, the application can be approved in-house. Carried unanimously.

Willow Ridge – 4531140 – Front Decorative Bronze Iron and Glass Entry Door

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for the front decorative bronze iron and glass entry door for 4531140. Carried unanimously.

Willow Ridge – 4531221 – Patio Cover/Roof Extension

MOTION by Mr. Laumann, second by Mr. Hartman, to approve the application for the patio cover/roof extension for 4531221. Carried unanimously.

HOMEOWNER APPEAL

Lakeview Estates – 4190032 – Paver Driveway

MOTION by Mr. Kimmerling, second by Mr. Freiberg, to begin discussion on the appeal. Carried unanimously.

Homeowner was in attendance to present his appeal. Request had been denied as it did not meet WVA Standards. Request was denied by the Architectural Control Committee and the Board of Directors. Considerable discussion followed.

MOTION by Mr. Hartman, second by Mr. Kimmerling, to deny the appeal/application for 4190032 as it does not comply with WVA Standards, Page 16, Garage Addition due to the configuration of the driveway. Carried unanimously.

Committee Members will meet with the Homeowner to discuss exactly what he is wanting to do and a new application will be submitted.

Standard Amendments

Discussion – Artificial Turf – Tabled to future meeting.

UNFINISHED BUSINESS – None

REVIEW, CORRECTION AND APPROVAL OF PREVIOUS MINUTES – November 19, 2024

Corrections will be made as required and the Minutes will be resubmitted.

MOTION by Mr. Carneiro, second by Mr. Freiberg, to approve the Minutes of the November 19, 2024 meeting as amended. Carried unanimously.

FOR THE GOOD OF THE ORDER

Happy Holidays!

There is a new garage door that will allow delivery people to enter a code that opens a small door allowing deliveries to be left in the garage without opening the full garage door.

Committee Member terms expire for Mr. Hartman, Mr. Laumann, and Ms. Greene.

Next Meeting – Tuesday, January 21, 2025, 9:00 a.m.

ADJOURN

Meeting adjourned at 11:30 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE XX