



AGENDA
Board of Directors Meeting
Wednesday, April 02, 2025, 9:30 am FALC

I. Homeowner and Board Comments

A. Homeowner Comments – If you wish to address the Board of Directors on non-agenda items, you must sign in **prior** to the meeting being called to order.

1. **Non-Agenda Issues** - If you wish to address the Board on an item **not** listed on the agenda, please indicate the topic in the appropriate column on the sign-in sheet. Each homeowner who signs in will then be given three (3) minutes to address the Board, prior to the meeting being called to order.
2. **Agenda Issues** - Following Board discussion and **prior to the** Board **vote**, each homeowner will be given an opportunity to address the Board for up to three (3) minutes on the agenda topic.

II. Call to Order – Westbrook Village Board of Directors President – Newly Appointed President

III. Confirm Quorum – Secretary Westbrook Village Board of Directors – Newly Appointed Secretary Pursuant to Article 4, Section 7 of the Bylaws of Westbrook Village – Quorum – One half (1/2) of the number of the directors then serving, shall constitute a quorum at a meeting of the board. There are seven (7) Directors on the Westbrook Village Board at this time. Four (4) Directors must be present to meet quorum requirements.

IV. Review, Correction and Approval of previous minutes

- A.** February 05, 2025, BOD meeting minutes – **Pg. 1 -3**
B. No March Meeting due to 2025 Annual Meeting

V. Treasurer's Report

- A.** Treasurer's published report for January 31, 2025 – **Pg. 4**
B. January 31, 2025, Financial Statements
 1. Operations January 31, 2025 – **Pg. 5 - 12**
 2. Replacement Reserve Fund January 31, 2025 – **Pg. 13 - 15**
C. Treasurer's published report for February 28, 2025 – **Pg. 16**
D. February 28, 2025, Financial Statements
 3. Operations February 28, 2025 – **Pg. 17 - 24**
 4. Replacement Reserve Fund February 28, 2025 – **Pg. 25 - 26**

VI. Unfinished Business

- A.** Facilities Usage Reports – **Pg. 27 - 32**
 1. 01/27/2025 – 02/23/2025
 2. 02/24/2025 – 03/23/2025

Board of Directors Agenda

B. Vistas Pool

VII. New Business

- A. New Maintenance Truck Purchase
- B. Ratify UWC Tabling of Resident Guest Pass Policy – **Pg. 33**
- C. Lakeview Estates #4190032 – Driveway Appeal – **Pg. 34 - 42**

VIII. Committee Reports

- A. **Architectural Control Committee** – Amy Miller
February 18 and March 18, 2025, meeting minutes – **Pg. 43 - 47**
- B. **Government Relations**
- C. **Information Technology Committee**
No February or March Meeting
- D. **Landscape & Facilities Committee** – Amy Miller
February 12 and March 12, 2025, meeting minutes – **Pg. 48 - 51**
- E. **Long Range Planning Committee** – Steve Merkovich
February 19 and March 19, 2025, meeting minutes – **Pg. 52 - 53**
- F. **WVA Cornerstone Committee** – Amy Miller
February 14, 2025, meeting minutes and no March meeting – **Pg. 54**
- G. **Personnel Committee** – Steve Merkovich
No February or March Meeting
- H. **Recreation Committee** – Max Allen
February 11 and March 11, 2025, meeting minutes – **Pg. 55 - 58**
- I. **Town Hall**
No February or March Meeting
- J. **Ways and Means Committee** – Steve Merkovich
February 26 and March 26, 2025, meeting minutes – **Pg. 59 - 71**
Delinquency Reports
- K. **WVGC-WVA Joint Meetings** – Amy Miller
No February meeting, March 10, 2025, meeting minutes – **Pg. 72**

IX. Managers' Report – Pg. 73 - 82

February and March

- A. **For the Good of the Order** – (if you are unable to attend the BOD meeting and wish to voice a concern to the Board, please contact Karen Jones, General Manager, at 623-561-0099 to be your liaison).

Adjourn – Next meeting Wednesday, May 07, 2025, 9:00 a.m. FALC