



AGENDA
Board of Directors Meeting
Wednesday, June 04, 2025 9:00 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 – Marcy Reneau

III. Confirm Quorum – Secretary Westbrook Village Board of Directors – Tim Davis
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.** May 07, 2025, BOD meeting minutes – **Pg.**
B. April 02, 2025 Organizational Meeting Minutes – **Pg.**

A. Treasurer's Report

- A.** Treasurer's published report for April 30, 2025 – **Pg.**
B. April 30, 2025 Financial Statements
 1. Operations April 30, 2025 – **Pg.**
 2. Replacement Reserve Fund April 30, 2025 – **Pg.**

B. Unfinished Business

- A.** Facilities Usage Reports – **Pg.**
 1. 04/28/2025 – 05/25/2025
B. Lakeview Estates #4190032 – Driveway Appeal – **Pg.**
C. Vistas Pool
 a. Exercise Rail quotes – awaiting proposals

Board of Directors Agenda

C. New Business

- A. Guest Policy/Membership Policy DRAFT for Discussion – **Pg.**
- B. Procurement Policy – **Pg.**

D. Committee Reports

- A. **Architectural Control Committee** – Marcy Reneau
May 20, 2025, meeting minutes – **Pg.**
- B. **Government Relations** - Tim Davis
- C. **Information Technology Committee** – Marcy Reneau
No May Meeting
- D. **Landscape & Facilities Committee** – Bruce Garrison
May 14, 2025, meeting minutes – **Pg.**
- E. **Long Range Planning Committee** – Marcy Reneau
May 21, 2025, meeting minutes – **Pg.**
- F. **WVA Cornerstone Committee** – Marcy Reneau
May 09, 2025, meeting minutes – **Pg.**
- G. **Personnel Committee** – Steve Merkovich
No May Meeting
- H. **Recreation Committee** – Max Allen
April 13, 2025, meeting minutes – **Pg.**
- I. **Town Hall** – Tim Davis
None
- J. **Ways and Means Committee** – Bruce Garrison
May 28, 2025, meeting minutes – **Pg.**
Delinquency Reports
- K. **WVGC-WVA Joint Meetings** – Marcy Reneau & Steve Merkovich
No May meeting

E. Managers' Report – Pg.

May 2025

- 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, July 02, 2025, 9:00 a.m. FALC