

**APPROVED JUNE 17, 2025**  
**WESTBROOK VILLAGE ASSOCIATION**  
**ARCHITECTURAL CONTROL COMMITTEE MINUTES**  
**MAY 20, 2025**

**PRESENT:** Marcy Reneau, Jo Ann Greene, Robert Freiberg, Bob Carneiro, Ron Laumann, Joe Bernier  
Kurt Kimmerling (Members)  
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 May 20, 2025, meeting, to order at 9:00 a.m. and confirmed a quorum with seven (7) members in attendance.

**NEW BUSINESS**

**Homeowner Applications**

**Lakeview Estates – 4190003** – Patio Cover/Roof Extension

***MOTION by Mr. Bernier, second by Mr. Carneiro, to deny the application for Patio Cover/Roof Extension for 4190003. The Committee is requesting additional information, including a rendering. Motion carried.***

**Lakeview Estates – 4190003** – Window Change/Replacement

***MOTION by Mr. Bernier, second by Ms. Greene, to accept the application for Window Change/Replacement for 4190003. Carried unanimously.***

**Edgewater Park – 426** – Plant 31 Trees

***MOTION by Mr. Carneiro, second by Mr. Freiberg, to accept the application to plant 31 trees for 426. Carried unanimously.***

**Edgewater Park – 4260031** – Awnings-Rear Retractable Patio Awning

***MOTION by Mr. Freiberg, second by Ms. Greene, to accept the application for Awning for 4260031 with the stipulation that the homeowner will verify that the awning has a motion and wind sensor. Carried unanimously.***

**Eagle Ridge – 4331026 – Board Member - Rock Ground Cover – Refresh**

***MOTION by Mr. Laumann, second by Mr. Freiberg, to accept the application for Rock Ground Cover for 4331026. Carried unanimously.***

**St Andrews Place– 4370186** – Turf – Artificial – Front Yard, Pavers – Front Yard, Boulders – Front Yard

***MOTION by Mr. Bernier, second by Mr. Laumann to accept the application for Turf, Pavers and Boulders for 4370186. Carried unanimously.***

**St Andrews Place– 4370193** – Turf – Artificial – Golf Course View

***MOTION by Mr. Laumann, second by Mr. Carneiro, to approve the application for all three (3) areas, courtyard, rear yard and walkway for 4370193. Motion denied***

***MOTION by Mr. Freiberg, second by Mr. Bernier, to approve the courtyard and rear yard. The Committee is requesting homeowner correct the walkway and reapply for approval for 4370193. Carried unanimously.***

**St Andrews Place— 4370329** – Window Change/Replacement (Partial 8 Windows)

***MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for Window change/replacement for 4370329. Carried unanimously.***

**Vista Pinnacle— 4420604** – Window Change/Replacement – Remove Gas Fireplace and add picture window

***MOTION by Mr. Bernier, second by Ms. Greene, to accept application for window change/replacement for 4420604. Motion carried with Mr. Freiberg abstaining.***

**Torrey Pines—4460834** Turf- Artificial – Rear Yard

***MOTION by Mr. Bernier, second by Mr. Kimmerling, to accept application for Turf -Artificial Rear Yard for 4460834. Carried unanimously.***

**Tamarron Place—4520435** Turf- Artificial – Front Yard

***MOTION by Laumann, second by Ms. Greene, to accept application for Turf- Artificial- Front Yard for 4520435. Carried unanimously.***

#### **UNFINISHED BUSINESS**

##### **Standard Amendments**

Discussion – Artificial Turf - Committee discussion and changes. Ms. Reneau will update the draft and bring it back to the Committee for approval.

Discussion – Permanent Exterior Lighting – Committee discussions and changes. Ms. Reneau will update the draft and bring it back to the Committee for approval.

Wrought Iron Rails – Ms. Reneau informed the Committee that the Wrought Iron Rail application that was denied last month was forwarded to the Board of Directors and was approved.

#### **NEW BUSINESS**

**Appointing Vice Chair:** Mr. Laumann nominated Mr. Freiberg for the Vice Chair position. Mr. Freiberg accepted.

***MOTION by Mr. Laumann, second by Mr. Carneiro, to accept Mr. Freiberg as Committee Vice Chair. Carried unanimously.***

**REVIEW, CORRECTION AND APPROVAL OF PREVIOUS MINUTES** – April 15, 2025. Corrections will be made as required, and the Minutes will be resubmitted.

***MOTION by Mr. Freiberg, second by Mr. Carneiro, to approve the Minutes of April 15, 2025 meeting. Carried unanimously.***

#### **FOR THE GOOD OF THE ORDER**

None

**Next Meeting – Tuesday, June 17, 2025, 9:00 am at FALC**

#### **ADJOURN**

Meeting adjourned at 11:25 a.m.

Barbara Peot  
Minute Keeper