



AGENDA
Board of Directors Meeting
Wednesday, July 02, 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 – Bruce Garrison
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.** June 04, 2025, BOD meeting minutes – **Pg.**
 - A. Treasurer's Report**
 - A.** Treasurer's published report for May 31, 2025 – **Pg.**
 - B.** May 31, 2025 Financial Statements
 - 1.** Operations May 31, 2025 – **Pg.**
 - 2.** Replacement Reserve Fund May 31, 2025 – **Pg.**
 - B. Unfinished Business**
 - A.** Facilities Usage Reports – **Pg.**
 - 1.** 04/28/2025 – 05/25/2025
 - B.** Vistas Pool
 - a.** Exercise Rail quotes – **Pg.**
 - C.** Guest Policy/Membership Policy – Update
 - D.** Second Sundays Marketplace Manager Interview - Update

Board of Directors Agenda

C. New Business

- A. WVA/Westbrook Golf Club 2025 Wall Project Funds Approval - **Pg.**
- B. Turf-Artificial Standard and Turf-Lawn Standard - **Pg.**

D. Committee Reports

- A. **Architectural Control Committee** – Marcy Reneau
June 17, 2025, meeting minutes – **Pg.**
- B. **Government Relations** - Tim Davis
- C. **Information Technology Committee** – Marcy Reneau
No June Meeting
- D. **Landscape & Facilities Committee** – Bruce Garrison
June 11, 2025, meeting minutes – **Pg.**
- E. **Long Range Planning Committee** – Marcy Reneau
June 18, 2025, meeting minutes – **Pg.**
- F. **WVA Cornerstone Committee** – Marcy Reneau
No June Meeting
- G. **Personnel Committee** – Steve Merkovich
No May Meeting
- H. **Recreation Committee** – Max Allen
June 10, 2025, meeting minutes – **Pg.**
- I. **Town Hall** – Tim Davis
None
- J. **Ways and Means Committee** – Bruce Garrison
June 25, 2025, meeting minutes – **Pg.**
Delinquency Reports
- K. **WVGC-WVA Joint Meetings** – Marcy Reneau & Steve Merkovich
June 9, 2025, meeting minutes – **Pg.**
June 24, 2025, meeting minutes – **Pg.**

E. Managers' Report – Pg.

June 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 - NO August Meeting