



AGENDA
Board of Directors Meeting
Wednesday, September 03, 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. Correction May 7, 2025, BOD meeting minutes – **Pg.**

B. July 02, 2025, BOD meeting minutes – **Pg.**

C. No August Meeting

A. Treasurer's Report

A. Treasurer's published report for June 30, 2025 – **Pg. 4**

B. June 30, 2025 Financial Statements

1. Operations June 30, 2025 – **Pg. 5 - 12**

2. Replacement Reserve Fund June 30, 2025 – **Pg. 13 – 15**

C. Treasurer's published report for July 31, 2025 – **Pg.**

D. July 31, 2025, Financial Statements

1. Operations July 31, 2025 – **Pg.**

2. Replacement Reserve Fund July 31, 2025 – **Pg.**

B. Unfinished Business

A. Facilities Usage Reports – **Pg.**

1. 06/23/2025 – 07/27/2025

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2. 07/28/2025 – 08/24/2025

B. Vistas Pool

a. Exercise Rails – **Pg.**

C. WVA Membership Guest Policy - Update Bruce Garrison, W & M

D. Second Sundays Marketplace Manager - Update

C. New Business

A. New Club Application-Club Gen XYZ- **Pg.**

B. Discussion Non-Resident Club Participation Card Fee - **Pg.**

C. 2025 Budget Committee Member Recommendations – **Pg.**

D. Non-Recreational Vehicle Storage – RV Lot – **Pg.**

D. Committee Reports

A. Architectural Control Committee – Marcy Reneau

July 15, 2025, meeting minutes – **Pg.**

August 19, 2025, meeting minutes – **Pg.**

B. Government Relations - Tim Davis

C. Information Technology Committee – Marcy Reneau

No July or August Meeting

D. Landscape & Facilities Committee – Bruce Garrison

July 09, 2025, meeting minutes, no August meeting – **Pg.**

E. Long Range Planning Committee – Marcy Reneau

July 16, 2025, meeting minutes, no August meeting – **Pg.**

F. WVA Cornerstone Committee – Marcy Reneau

August 08, 2025, meeting minutes, no July meeting – **Pg.**

G. Personnel Committee – Steve Merkovich

No July or August Meeting

H. Recreation Committee – Max Allen

July 08, 2025, meeting minutes, no August meeting – **Pg.**

I. Town Hall – Tim Davis

None

J. Ways and Means Committee – Bruce Garrison

July 23, 2025, meeting minutes – **Pg.**

August 27, 2025, meeting minutes – **Pg.**

Delinquency Reports – **Pg.**

K. WVGC-WVA Joint Meetings – Marcy Reneau & Steve Merkovich

July 15, 2025, meeting minutes – **Pg.**

August 05, 2025 meeting minutes – **Pg.**

Managers' Report – **Pg.**

July & August 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).

Executive Session - A.R.S. §33-1804 (A) (1&5) – Homeowner Appeal - Driveway #4190032

Adjourn – Next meeting Wednesday, October 01, 2025, 9:00 a.m. FALC

Board of Directors Agenda