



**AGENDA**  
**Board of Directors Meeting**  
**Wednesday, November 05, 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.** October 01, 2025, BOD meeting minutes – **Pg. 1 -3**

**A. Treasurer's Report**

**A.** Treasurer's published report for August 31, 2025 – **Pg. 4**

**B.** August 31, 2025 Financial Statements

1. Operations August 31, 2025 – **Pg. 5 - 15**
2. Replacement Reserve Fund August 31, 2025 – **Pg. 16 - 18**

**B. Unfinished Business**

**A.** Facilities Usage Reports – **Pg. 19 - 21**

1. 09/22/2025 – 10/26/025

**B.** Homeowner Guest Pass Survey Update

**C. New Business**

**A.** Proposed Preservation Fee Increase 2026 – **Pg. 22 - 23**

**B.** LRP Resident Survey – **Pg. 24 - 25**

## ***Board of Directors Agenda***

### **D. Committee Reports**

- A. Architectural Control Committee** – Marcy Reneau  
October 21, 2025, meeting minutes – **Pg. 26 - 28**
- B. Government Relations** - Tim Davis
- C. Information Technology Committee** – Marcy Reneau  
No October Meeting
- D. Landscape & Facilities Committee** – Bruce Garrison  
October 08, 2025, meeting minutes – **Pg. 29 - 30**
- E. Long Range Planning Committee** – Marcy Reneau  
October 15, 2025, meeting minutes – **Pg. 31**
- F. WVA Cornerstone Committee** – Marcy Reneau  
October 10, 2025, meeting minutes – **Pg. 32 -33**
- G. Personnel Committee** – Steve Merkovich
- H. Recreation Committee** – Max Allen  
October 14, 2025, meeting minutes – **Pg. 34 - 35**
- I. Town Hall** – Tim Davis  
None
- J. Ways and Means Committee** – Bruce Garrison  
October 22, 2025, meeting minutes – **Pg. 36 - 39**
- K. WVGC-WVA Joint Meetings** – Marcy Reneau & Steve Merkovich  
No October Meeting

### **Managers' Report – Pg. 40 - 44** September 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, December 03, 2025, 9:00 a.m. FALC