

**APPROVED DECEMBER 16, 2025**  
**WESTBROOK VILLAGE ASSOCIATION**  
**ARCHITECTURAL CONTROL COMMITTEE MINUTES**  
**NOVEMBER 18, 2025**

**PRESENT:** Marcy Reneau, Robert Freiberg, Ron Laumann, Joe Bernier, Kurt Kimmerling, Jo Ann Greene, Bob Carneiro (Members)  
Jody Snider (Assistant General Manager)

**ABSENT:** None

**HOMEOWNER AND MEMBER COMMENTS – Non-Agenda Issues** – These comments and discussions are not included as a part of the Minutes.

Ms. Reneau called the November 18, 2025, meeting, to order at 9:00 a.m. and confirmed a quorum with seven (7) members in attendance.

**NEW BUSINESS**

**Homeowner Applications**

**Monterey Greens– 4110450** – Block Wall/Two Gates

***MOTION by Mr. Bernier, second by Mr. Carneiro, to accept the applications for Block Wall/Two Gates for 4110450. Motion carried, 4/2.***

**Heatherbrook- Board Member – 4130275** – Solar Battery

***MOTION by Bernier, second by Mr. Freiberg, to accept the application for Solar Battery for 4130275. Carried unanimously.***

**Shadow Ridge – 4160718** – Block Wall/Two Gates

***MOTION by Mr. Bernier, second by Mr. Kimmerling, to deny the application for Block Wall/Two Gates for 4160718. Carried unanimously.***

**Quail Ridge – 4170502** – Pool

***MOTION by Mr. Laumann, second by Ms. Greene, to accept the application for a Pool for 4170502. Carried unanimously.***

**Meadowridge II – 4180749** – Turf-Artificial-Front Yard

***MOTION by Mr. Bernier, second by Mr. Carneiro, to accept the application for Turf-Artificial for 4180749. Carried unanimously.***

**Fairway Springs – 4210025** – Patio Cover-Solid

***MOTION by Ms. Greene, second by Mr. Laumann, to accept the application for Patio Cover for 4210025. Carried unanimously.***

**Oakbrook – 424–** Plant three Trees

***Motion by Mr. Freiberg, second by Mr. Carneiro, to accept the application for Trees for 424. Carried unanimously.***

**Edgewater Park – 426** – Roofing – Repairs and Replacement

***MOTION by Mr. Freiberg, second by Mr. Kimmerling, to accept the application for Roofing Repairs for 426. Carried unanimously.***

**Pineridge – 4321080 – Exterior Lighting-Fixture Change/Addition**

***MOTION by Mr. Laumann, second by Mr. Freiberg, to accept the application for Exterior Lighting Fixture for 4321080. Carried unanimously.***

**St Andrews Place – 4370239 – Committee Member – Paint**

***MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for Paint for 4370239. Carried unanimously, with Mr. Kimmerling abstaining.***

**St Andrews Place – 4370239 – Committee Member – Concrete Patios/Walkways**

***MOTION by Mr. Bernier, second by Mr. Laumann, to accept the application for Concrete Patio/Walkway for 4370239. Carried unanimously, with Mr. Kimmerling abstaining.***

**St Andrews Place – 4370239 – Committee Member – Rock Ground Cover**

***MOTION by Mr. Bernier, second by Mr. Laumann, to accept application for Rock Ground Cover for 4370239. Carried unanimously, with Mr. Kimmerling abstaining.***

**Village Terrace III – 4470655– Security Door**

***MOTION by Mr. Laumann, second by Mr. Kimmerling to accept application for Security Door for 4470655. Carried unanimously.***

**Willow Ridge – 4531189 – Driveway Coating**

***MOTION by Mr. Laumann, second by Mr. Kimmerling, to accept the application for Driveway Coating for 4531189. Carried unanimously.***

**RATIFY UWC – 429 - Brookside Gardens– Patio Cover Repair**

***MOTION by Mr. Bernier, second by Mr. Carneiro, to accept the Ratification of the UWC for Brookside Gardens. Carried unanimously.***

**REQUEST TO REVIEW STANDARDS: GATES - Review and discussion on Gates Standard.**

***MOTION by Mr. Freiberg, second by Mr. Laumann, to approve the update to the Gates Standard. Carried unanimously.***

**HOMEOWNER APPEALS – None**

**UNFINISHED BUSINESS**

**Trellis - Review and discussion on the Trellis Standard.**

***MOTION by Mr. Bernier, second by Mr. Kimmerling, to approve the updated changes to the Trellis Standard. Forward to Board of Directors for final approval. Carried unanimously.***

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

***MOTION by Mr. Freiberg, second by Ms. Greene, to approve the Minutes of October 21, 2025 Meeting. Carried unanimously.***

**REPORT**

**Architectural Applications Report from October 1, 2025, through October 31, 2025 – Approved 124 requests.**

**FOR THE GOOD OF THE ORDER – Review and discussion on how the amended standards are updated on line so homeowners are informed.**

Next Meeting – Tuesday, December 16, 2025, 9:00 am at FALC

**ADJOURN** - Meeting adjourned at 10:00 a.m.

Barbara Peot, Minute Keeper