

APPROVED JULY 15, 2025
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
June 17, 2025

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

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

Ms. Reneau called the June 17, 2025, meeting, to order at 9:00 a.m. and confirmed a quorum with five (5) members in attendance.

NEW BUSINESS

Homeowner Applications

Ironwood – 4120932 – Turf- Artificial – Rear Yard

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for Turf-Artificial Rear Yard for 4120932. Carried unanimously.

Meadow Ridge – 4140165 – Deco Wall Gate

MOTION by Ms. Greene, second by Mr. Bernier, to accept the application for Deco Wall Gate for 4140165. Carried unanimously.

Quail Ridge – 4170499 – 2nd Gate

MOTION by Mr. Carneiro, second by Ms. Greene, to accept the application for a 2nd Gate for 4170499. Carried unanimously.

Lakeview Estates – 4190003 – Patio Cover/Roof Extension

MOTION by Mr. Bernier, second by Ms. Greene, to deny the application for Patio Cover/Roof Extension for 4190003. Motion denied. 3/1. Mr. Bernier stated there was not a drawing with the application.

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for Patio Cover/Roof Extension for 4190003. Motion carried. 3/1. Mr. Bernier stated there was not a drawing with the application.

Fairway Springs – 421 – Landscape Redesign Project – Phase 2

MOTION by Mr. Bernier, second by Ms. Greene, to accept the application for Landscape Redesign Project – Phase 2 for 421. Carried unanimously.

Fairway Springs – 4210037 – Partial Window Change/Replacement (15)

MOTION by Mr. Carneiro, second by Mr. Bernier, to accept the application for Partial Window Change/Replacement (15) for 4210037. Carried unanimously.

Edgewater Park– 426 – Water Conservation & Turf Conversion

MOTION by Mr. Kimmerling, second by Mr. Bernier, to approve the application for Water Conservation and Turf Conversion for 426. Carried unanimously.

Vista Pinnacle– 4420585 – Pool

MOTION by Ms. Bernier, second by Ms. Greene, to accept the application for a Pool for 4420585. Carried unanimously.

Vista Pinnacle– 4420585 – Patio Cover/Roof Extension

MOTION by Ms. Greene, second by Mr. Carneiro, to accept application for Patio Cover/Roof Extension for 4420585. Carried unanimously.

Vista Pinnacle– 4420585 – Turf – Artificial

MOTION by Mr. Bernier, second by Mr. Kimmerling, to accept application for Turf -Artificial for 4420585. Carried unanimously.

Vista Pinnacle–4420604 – Patio Cover/Roof Extension and Lighting Exterior

MOTION by Mr. Kimmerling, second by Mr. Carneiro, to accept application for Patio Cover/Roof Extension and Exterior Lighting for 4420604. Carried unanimously.

Village Terrace – 4441142 – Pool

MOTION by Mr. Bernier, second by Mr. Kimmerling, to accept application for a Pool for 4441142. Carried unanimously.

Torrey Pines – 4460861 – Partial Window Change/Replacement (3)

MOTION by Mr. Bernier, second by Mr. Kimmerling, to accept application for Partial Window Change/Replacement for 4460861. Carried unanimously.

HOMEOWNER APPEALS

Fairway Springs – 4210027 – Roll Shade

MOTION by Mr. Kimmerling, second by Ms. Greene, to approve application for Roll Shade for 4210027. Carried unanimously.

UNFINISHED BUSINESS

Standard Amendments - Discussion – Artificial Turf

MOTION by Mr. Carneiro, second by Mr. Kimmerling, to accept the changes for the Artificial Turf Standards and forward to Board of Directors for approval. Carried unanimously.

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

REVIEW, CORRECTION AND APPROVAL OF PREVIOUS MINUTES – May 20, 2025. Corrections will be made as required, and the Minutes will be resubmitted.

MOTION by Mr. Carneiro, second by Ms. Greene, to approve the Minutes of May 20, 2025 meeting. Carried unanimously.

FOR THE GOOD OF THE ORDER

None

Next Meeting – Tuesday, July 15, 2025, 9:00 am at FALC

ADJOURN

Meeting adjourned at 10:25 a.m.

Barbara Peot, Minute Keeper

