

**APPROVED OCTOBER 8, 2025**  
**LANDSCAPE AND FACILITIES COMMITTEE MEETING**  
**SEPTEMBER 10, 2025**  
**MINUTES**

**PRESENT:** Paul Schnetzky, Garry Walker, Jon Pardoll, Bruce Garrison, Max Allen, Leslie Friedman, Bob Carneiro (Committee Members) Sean Gorenstein (Facilities Manager)  
Dewaye, Johnny, Lee (SDL)  
Karen Jones (General Manager)

**ABSENT:**

**HOMEOWNER COMMENTS**

None. Not included as part of the Minutes.

**CALL TO ORDER**

Mr. Garrison, Chair, called the meeting to order at 9:00 am. A quorum was confirmed with seven (7) members in attendance.

**MINUTES – July 9, 2025**

Corrections will be made as requested, and the Minutes will be resubmitted for file.

***MOTION by Mr. Schnetzky, second by Mr. Allen, to approve the minutes of the July 9, 2025, meeting. Motion carried with Mr. Carneiro abstaining as he was not at this meeting.***

**UNFINISHED BUSINESS**

**LRP Update:** There will be a survey going out to homeowners.

**NEW BUSINESS**

**Facilities Usage Report:** The Report from June 23, 2025, through July 27, 2025, was included in the Committee binders for review and discussion. The Report from July 28, 2025, through August 24, 2025, was included in the Committee biners for review and discussion.

**Lakeview Wall Xeriscape Requests:** Committee addressed complaint from homeowner on Tonto Lane. Watering on Lakeview is damaging the homeowners' back wall. SDL will provide more information to the Committee for Xeriscape so the committee can forward a clear directive on what is needed to the Long-Range Planning Committee.

**Vista Complex Paint Proposals:** Committee was presented with proposals from five contactors for the Vista Complex painting project.

***MOTION by Mr. Schnetzky, second by Mr. Carneiro, to approve the proposal for Metzger's Painting in the amount of \$47,480.00 with a ten percent (10%) contingency for the Vista Complex Painting project and will be forwarded to the Ways and Means Committee. Carried unanimously.***

**Fitness Center Refresh Bids:** Bids for flooring, light fixtures, and Interior paint.

***MOTION by Mr. Schnetzky, second by Mr. Carneiro, to approve the bid from Cardinal Flooring in the amount of \$28,042.00 with a ten percent (10%) contingency. Flooring will be two-tone. Carried unanimously.***

***MOTION by Mr. Walker, second by Mr. Schnetzky, to approve the bid from My AZ Electrician in the amount of \$4493.00 with a ten percent (10%) contingency. Carried unanimously.***

***MOTION by Ms. Friedman, second by Mr. Carneiro, to approve the bid from Metzger's Painting in the amount of \$1956.00. Carried unanimously.***

***MOTION by Mr. Schnetzky, second by Mr. Allen, to approve the bids for additional five (5) items in the amount of \$38,673.00 with a ten percent (10%) contingency. Items include reverse south door, two (2) new TVs, wall mounted handrail, move and reset equipment and five (5) new Precor treadmills. Carried unanimously.***

**Pickleball Fence Bids:** The Committee requested changes to the bids. They include sidewalk by Ramada, sidewalk to steps, moving shower wall and an option for emergency exit. This topic will be tabled until bids are updated.

**2025 Fall & 2026 Spring Overseeding-WVA & Sub-Associations:** Any motion made must not supersede the Golf Course Overseed Agreement which requires them to keep the main thoroughfares overseeded as these are visual areas. Sub-Associations Board of Directors make their own decisions on overseeding their common areas. Approval must be obtained from Architectural Control Committee.

***MOTION by Schnetzky, second by Mr. Carneiro, to recommend to the Board of Directors that due to the current shortage of seed and continuing drought the Westbrook Master Association, Golf Club and Sub-Associations are granted a one season, 2025 fall and 2026 spring, to forego overseeding of the common area turf, subject to architectural approval. Turf areas must be maintained in neat and orderly manner. Any decision to overseed or not overseed may not supersede the Golf Club Overseed Agreement. All must submit a plan, in writing, advising WVA of their plans for overseeding for the year. Carried unanimously.***

## **MANAGER – REPORTS**

**Landscape Maintenance Report:** July and August reports from SDL included in the Committee packet for review and discussion, with clarification provided as requested.

**Facilities Manager Report:** July and August reports included in the Committee packet for review and discussion with clarification provided as requested.

**Water Consumption History Report:** July and August reports included in the Committee packet for review and discussion with clarification provided as requested.

## **FOR THE GOOD OF THE ORDER**

### **ADJOURN**

The next Meeting is scheduled for October 8, 2025, 9:00 a.m., at the FALC. With no objection the meeting was adjourned at 11:15 am.

Barbara Peot  
Minute Keeper