

APPROVED-MARCH 17, 2026
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
FEBRUARY 17, 2026

PRESENT: Joe Bernier, Robert Freiberg, Kurt Kimmerling, Jo Ann Greene, Bob Carneiro, Ron Laumann
(Members)
Marcy Reneau (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.

Mr. Bernier, Interim Chair, called the February 17, 2026, meeting to order at 9:10 a.m. and confirmed a quorum with six (6) members in attendance.

NEW BUSINESS

Homeowner Applications

Lakeview Estates – 4190003 –Pool and Spa: Hot Tub

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the application for Hot Tub for 4190003. Carried unanimously.

Lakeview Terrace - 4230016– Landscape – Rock Ground Cover, Concrete Patio/Walkway - Pavers

MOTION by Mr. Laumann, second by Mr. Kimmerling, to approve the application for Rock Ground Cover and Pavers for 4230016. Carried unanimously.

Mountain View Estates – 4150407 – Exterior Soffit Lighting

MOTION by Mr. Freiberg, second by Mr. Carneiro, to approve the application for Soffit Lighting for 4150407. Stipulation is that the lighting will be installed by a professional contractor, and a photo will be sent after work is completed to Administration Office. Carried unanimously.

St Andrews Place – 4370239 – Committee Member – Window Change-Removal

MOTION by Mr. Laumann, second by Ms. Greene, to approve the application for Partial Window Replacement for 4370239. Carried unanimously.

St Andrews Place – 4370313 – Pool and Spa: Hot Tub

MOTION by Ms. Greene, second by Mr. Kimmerling, to approve the applications for Hot Tub for 4370313. Carried unanimously.

Eagle Ridge – 4331117 – Turf, Shrub Removal, Pavers

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the application for Turf, Shrub Removal and Pavers for 4331117. Administration will verify the 45-degree triangle meets standards. Carried unanimously.

Willowbrook Estates – 4311022 – Partial Windows

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to deny the application for partial windows for 4311022. Requested replacement windows do not match the color of the existing windows. Carried unanimously.

Scotland Hills – 451 – Paint

MOTION by Mr. Kimmerling, second by Mr. Carneiro, to approve the application for Paint for 451. Carried unanimously.

HOMEOWNER APPEALS

None

UNFINISHED BUSINESS

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 the January 20, 2026 Meeting with Mr. Laumann abstaining as he was not at the meeting. Carried unanimously.

REPORT

Architectural Applications Report from January 1, 2026, through January 31, 2026 – Approved 141 requests.

FOR THE GOOD OF THE ORDER

Mr. Freiberg, Committee Member, requests the WBV Architectural Standards be updated on website. Thank you to Jo Ann Greene for her many years of volunteering on the ACC Committee, you will be missed.

Next Meeting – Tuesday, March 17, 2026, 9:00 am at FALC

ADJOURN - Meeting adjourned at 10:24 a.m.

Barbara Peot, Minute Keeper