

APPROVED APRIL 21, 2026
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
MARCH 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 March 17, 2026, meeting to order at 9:00 a.m. and confirmed a quorum with six (6) members in attendance.

NEW BUSINESS

Homeowner Applications

Meadowridge – 4140209 – Partial Window Replacement

MOTION by Mr. Laumann, second by Mr. Kimmerling, to approve the application for Partial Window Replacement for 4140209. Carried unanimously.

Windsor Park - 422– Exterior Lighting: Fixture Change/Addition

MOTION by Mr. Carneiro, second by Ms. Greene, to approve the application for Exterior Lighting: Fixture Change/Addition for 422. Carried unanimously.

Heatherbrook – 4130303 – Pool and Spa: Hot Tub

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to approve the application for Pool and Spa: Hot Tub for 4130303. Carried unanimously.

Heatherbrook – 4130303 – Pavers, Artificial Turf, Trellis, Planting material, Shrub removal

MOTION by Mr. Freiberg, second by Mr. Carneiro, to approve the application for Pavers, Artificial Turf, Trellis Planting material and Shrub removal for 4130303. Carried unanimously.

Quail Ridge – 4170573 – Partial Window Replacement

MOTION by Ms. Freiberg, second by Mr. Carneiro, to approve the applications for Partial Window Replacement for 4170573. Carried unanimously.

Quail Ridge – 4170502 – Patio Cover/Roof Extension

MOTION by Mr. Carneiro, second by Ms. Greene, to approve the application for Patio Cover/Roof Extension for 4170502. Carried unanimously.

Monterey Greens – 4110470 – Pool and Spa: Pool

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the application for Pool and Spa: Pool for 4110470. Carried unanimously.

Shadowridge – 4160718 – Pool and Spa: Hot Tub

MOTION by Mr. Laumann, second by Mr. Kimmerling, to approve the application for Pool and Spa: Hot Tub for 4160718. Carried unanimously.

Hidden Palms – 427 – Paint

MOTION by Ms. Greene, second by Mr. Carneiro, to approve the application for Paint for 427. Carried unanimously.

Vista Point – 4450027 – Partial Window Replacement – Sliding Glass Door

MOTION by Mr. Laumann, second by Mr. Freiberg, to approve the application for Partial Window Replacement and Sliding Glass Door for 4450027. Carried unanimously.

Eagle Ridge – 4331136 – Pool Resurface/Bond Beam

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to approve the Pools Resurface/Bond Beam for 4331136. Carried unanimously.

Eagle Ridge – 4331136 – Fire Pit/Fire Bowls w/gas line

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to approve the Fire Pit/Fire Bowls w/gas line for 4331136. Carried unanimously.

Eagle Ridge – 4331136 – Concrete Patios/Walkways

MOTION by Mr. Freiberg, second by Mr. Carneiro, to approve the Concrete Patios/Walkways for 4331136. Carried unanimously.

Eagle Ridge – 4331136 – Landscape: Artificial Turf

MOTION by Mr. Laumann, second by Mr. Freiberg, to approve the Artificial Turf for 4331136. Carried unanimously.

Eagle Ridge – 4331136 – Exterior Lighting: Rear yard, Malibu Lights

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the Exterior Lighting: Rear yard, Malibu Lights for 4331136. Carried unanimously.

Eagle Ridge – 4331136 – Landscape: Tree and Plant Removal

MOTION by Mr. Laumann, second by Mr. Carneiro, to approve the Tree and Plant Removal for 4331136. Carried unanimously.

Eagle Ridge – 4331136 – Patio Cover/Roof Extension/Ceiling Fan Lights

MOTION by Mr. Freiberg, second by Mr. Carneiro, to approve the Patio Cover/Roof Extension/Ceiling Fan Lights for 4331136. Carried unanimously.

Eagle Ridge – 4331136 – Misting System (Pergola)

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to approve the Misting System (Pergola) for 4331136. Carried unanimously.

Eagle Ridge – 4331136 – Pool and Spa: Hot Tub

MOTION by Mr. Laumann, second by Mr. Carneiro, to approve the Pool and Spa: Hot Tub for 4331136. Carried unanimously.

Willow Ridge – 4531169 – Fire Pit

MOTION by Mr. Freiberg, second by Mr. Laumann, to deny the application for Fire Pit for 4531169. The fire pit does not fit within standards. Carried unanimously.

Willow Ridge – 4531169 - Concrete Patio/Patio Extension

MOTION by Mr. Freiberg, second by Mr. Carneiro, to approve the application for Concrete Patio/Patio Extension for 4531169. 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 Mr. Laumann, to approve the Minutes of the February 17, 2026 Meeting. Carried unanimously.

REPORT

Architectural Applications Report from February 1, 2026, through February 28, 2026 – Approved 218 requests.

FOR THE GOOD OF THE ORDER Annual Meeting Wednesday March 18, 2026.

Question from Mr. Kimmerling, Committee Member, on the procedure of answering questions regarding Westbrook Standards for potential homebuyers at the Administration Office.

Mr. Bernier, Committee Member, suggested the Committee review and update standards.

Next Meeting – Tuesday, April 21, 2026, 9:00 am at FALC

ADJOURN - Meeting adjourned at 10:23 a.m.

Barbara Peot, Minute Keeper