

APPROVED MAY 19, 2026
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
APRIL 21, 2026

PRESENT: Joe Bernier, Robert Freiberg, Kurt Kimmerling, Jo Ann Greene, Bob Carneiro, Ron Laumann
Amy Miller (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.

Ms. Miller, Chair, called the April 21, 2026, meeting to order at 9:00 a.m. and confirmed a quorum with seven (7) members in attendance.

NEW BUSINESS

Homeowner Applications

Fairway Springs – 4210068 – Partial Window Replacement/Sliding Glass

MOTION by Mr. Bernier, second by Mr. Freiberg, to approve the application for Partial Window Replacement/Sliding Glass for Rear Profile. The other windows will be replaced within a year for 4210068. Carried unanimously.

Mountain View Estates - 4150341– Patio Cover/Roof Extension/Partial Window Replacement/Sliding Glass Door/Removal Block Planter/Remove window

MOTION by Mr. Laumann, second by Mr. Kimmerling, to approve the application for Patio Cover/Roof Extension for 4150341. Carried unanimously.

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the application for Partial Window Replacement/Sliding Glass Door/Removal Block Plant/Remove window. Stipulation will be to paint the golf course facing windows white to match the other windows. Carried unanimously.

Lakeview Estates – 4190065 – Partial Window Replacement – Add Window

MOTION by Mr. Bernier, second by Mr. Laumann, to approve the applications for Partial Window Replacement – Add Window for 4190065. Carried unanimously.

Edgewater Park – 4260001 – Partial Window Replacement

MOTION by Mr. Freiberg, second by Mr. Laumann, to approve the application for Partial Window Replacement for 4260001. Carried unanimously.

Quail Ridge – 4170535 – Gate (2nd)

MOTION by Mr. Bernier, second by Mr. Laumann, to approve the application for Gate (2nd) for 4170535. Carried unanimously.

Ironwood Estates – 4120959 – Exterior Lighting Feature Change/Addition/Paint Front Door

MOTION by Mr. Freiberg, second by Mr. Carneiro, to approve the application for Exterior Lighting Feature change/Addition/Paint Front Door. Carried unanimously.

Ironwood Estates – 4120997– Hardscape Decorative

MOTION by Mr. Bernier, second by Mr. Kimmerling, to deny the application for Hardscape Decorative for 4120997. This does not conform to the standards of Westbrook Village. Carried unanimously.

Shadowridge – 4160697 – Concrete Driveway Pavers – Concrete Patios/Walkways
Block Wall – Gate (2nd) – Deco Wall – Front

MOTION by Mr. Bernier, second by Mr. Laumann, to approve the Concrete Driveway Pavers-Concrete Patios/Walkways for 4160697. Carried unanimously.

MOTION by Mr. Bernier, second by Mr. Laumann, to approve the Block Wall for 4160697. Carried unanimously.

MOTION by Mr. Bernier, second by Mr. Carneiro, to approve the Gate (2nd) for 4160697. Carried unanimously.

MOTION by Mr. Bernier, second by Mr. Carneiro, to approve the Deco Wall – Front for 4160697. Carried unanimously.

Village Terrace – 4441209 – Window Change - Removal

MOTION by Mr. Bernier, second by Mr. Freiberg, to approve the application for Window change – Removal for 4441209. Carried unanimously.

Vista Crossing– 443 – Exterior Lighting – Fixture Change/Addition

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the Exterior Lighting-Fixture Change/Addition for 443. Carried unanimously.

Cypress Point– 4340133 – Partial Window Replacement

MOTION by Mr. Bernier, second by Ms. Greene, to approve the application for Partial Window Replacement for 4340133. Carried unanimously.

Willow Ridge – 4531270 – Partial Window Replacement

MOTION by Mr. Bernier, second by Mr. Kimmerling, to approve the application for Partial Window Replacement for 4531270. Carried unanimously.

Discuss Committee Purpose: Discussion on only approving applications and not giving homeowners advice on how they complete their project. Westbrook Village does not enforce City of Peoria code. Discussed adding a disclaimer in the standards.

Discuss Flags Standard – Pole: Discussion on color of Flagpole.

MOTION by Mr. Bernier, second by Ms. Miller, to approve update the Flagpole standards to include Aluminum, Fiberglass and Steel. Color can be black, gray, white and body or trim color of the house. 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. Carneiro, second by Mr. Bernier, to approve the Minutes of the March 17, 2026 Meeting. Carried unanimously.

REPORT

Architectural Applications Report from March 1, 2026, through March 31, 2026 – Approved 305 requests.

FOR THE GOOD OF THE ORDER

New Employee in Compliance Department will be starting Monday April 27, 2026.

Discussion on updating the ACC application so it can be filled out online. Ms. Reneau will be updating the application.

Mr. Kimmeling report that the Golf Course will be drilling a new well. Neighborhood meeting will be in May.

There will be an ACC Committee meeting in August.

Next Meeting – Tuesday, May 19, 2026, 9:00 am at FALC

ADJOURN - Meeting adjourned at 10:46 a.m.

Barbara Peot, Minute Keeper