

APPROVED JUNE 16, 2026
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
MAY 19, 2026

PRESENT: Joe Bernier, Robert Freiberg, Kurt Kimmerling, Jo Ann Greene, Ed Kehoe, 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 May 19, 2026, meeting to order at 9:00 a.m. and confirmed a quorum with seven (7) members in attendance.

NEW BUSINESS

Homeowner Applications

Lakeview Estates – 4190047 – Partial Window Replacement

MOTION by Mr. Kimmerling, second by Ms. Greene, to approve the application for Partial Window Replacement for 4190047 per WBV standards. Committee suggest approval from City of Peoria. Carried unanimously.

Mountain View Estates - 4150341– Block Wall/Party Wall, Gates (2nd), Pavers

MOTION by Mr. Bernier, second by Mr. Kimmerling, to approve the application for Wall, Gate and Pavers for 4150341. Carried unanimously.

Pineridge– 4321055 – Patio Cover/Roof Extension

MOTION by Mr. Laumann, second by Mr. Bernier, to approve the application for Patio Cover/Roof Extension for 4321055. Motion Withdrawn.

MOTION by Mr. Laumann, second by Mr. Bernier, to deny the application for Patio Cover/Roof for 4321055. Carried unanimously.

MOTION by Ms. Miller, second by Mr. Freiberg, to approve Administration Office to approve the revised application in house. Application will not have to come back to Committee for approval. Carried unanimously.

Highland Hills – 4200798 – Hardscape

MOTION by Mr. Bernier, second by Mr. Laumann, to approve the application for Hardscape for 4200798. Carried unanimously.

Hidden Palms – 427 – Gutters and Downspouts

MOTION by Mr. Kimmerling, second by Mr. Laumann, to approve the application for Gutters and Downspouts for 427. Carried unanimously.

Meadowridge – 4180767 – Partial Window Replacement

MOTION by Mr. Freiberg, second by Mr. Greene to approve application for Partial Window Replacement for 4180767. Motion denied. After further discussion by the committee, there was insufficient information to approve. Carried unanimously.

Edgewater Park – 426– Xeriscape along Edgewater

MOTION by Mr. Bernier, second by Mr. Kimmerling, to approve the application for Xeriscape. Motion Withdrawn.

MOTION by Ms. Greene, second by Mr. Freiberg, to deny application for Xeriscape due to WBV existing contract with Golf course. Carried unanimously.

Vista Crossing – 4430041 – Patio Cover/Roof Extension

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the application for Patio Cover/Roof Extension for 4430041. Stipulation: existing beams will be wrapped. Carried unanimously.

Vista Point – 445 – Xeriscape

MOTION by Mr. Bernier, second by Mr. Kimmerling, to approve the application for Xeriscape for 445. Carried unanimously.

St Andrews – 4370239 - Committee Member – Exterior Soffit Lighting

MOTION by Mr. Bernier, second by Ms. Greene, to approve the application for Exterior Soffit Lighting for 4370239. Motion carried with Mr. Kimmerling abstaining.

Vista Pinnacle - 4420608– Pool and Spa: Pool

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the application for Pool for 4420608. Homeowner will provide agreement with WBV for the ten-foot (10) easement. Carried unanimously.

Eagle Ridge – 4331102 – Patio Cover/Roof Extension

MOTION by Mr. Laumann, second by Mr. Kimmerling, to approve the application for Patio Cover/Roof Extension for 4331102. Stipulation: posts will be wrapped. Carried unanimously.

Willow Ridge – 4531235 – Pool and Spa: Spa

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to approve the application for Spa for 4531235. Carried unanimously.

Willow Ridge – 4531198 – Partial Window Replacement

MOTION by Ms. Greene, second by Mr. Bernier, to approve the application for Partial Window Replacement for 4531198. Carried unanimously.

Country Club Estates – 4540008 – Partial Window Replacement/Sliding Glass Door

MOTION by Mr. Kimmerling, second by Mr. Laumann, to approve the application for Partial Window Replacement/Sliding Glass Door for 4540008. Carried unanimously.

Country Club Estates– 4540023 – Decorative Bronze Entry Door

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to approve the application for Entry Door for 4540023. Carried unanimously.

Tamarron Place – 4520428 – Artificial Turf – Homeowner withdrew Application.

Westbrook Golf Club – 400 – Privacy Wall/Landscaping/Gates

MOTION by Mr. Laumann, second by Mr. Bernier, to approve the application for Privacy Wall/Landscaping and Gate for Vistas Golf Course 400. Stipulation will be the gate will have an arched top and a sound bearer insulation. Forward to Board of Directors for final approval. Motion carried with Mr. Kimmerling abstaining.

Review of Decorative String and Rope Lighting Standard: Discussion and review of Decorative String and Rope Lighting Standard. Tabled until next month.

Nominate Vice Chair –Jo Ann Greene was nominated and accepts the position of Vice Chair.

MOTION by Ms. Miller, second by Mr. Bernier, to approve Ms. Greene as Vice Chair. 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 April 21, 2026 Meeting. Carried unanimously.

REPORT

Architectural Applications Report from April 1, 2026, through April 30, 2026 – Approved 253 requests.

FOR THE GOOD OF THE ORDER

None

Next Meeting – Tuesday, June 16, 2026, 9:00 am at FALC

ADJOURN - Meeting adjourned at 11:10 a.m.

Barbara Peot, Minute Keeper