

APPROVED JULY 1, 2026
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS' MEETING
JUNE 3, 2026

MINUTES

PRESENT: Amy Miller, Max Allen, Bruce Garrison, Bob Carneiro, Mark Gittins, Joe Bernier, Steve Merkovich – called in. (Board Members)
Karen Jones (General Manager)
Denise Murphy (Recreation Centers Manager)

ABSENT: None

PLEDGE OF ALLEGIANCE

Homeowners were asked to stand for the Pledge of Allegiance.

CALL TO ORDER

Mr. Garrison, President, called the June 3, 2026, Board Meeting to order at 9:00 a.m.

CONFIRM QUORUM

Mr. Allen confirmed there was a quorum of Board Members with seven (7) Directors in attendance.

MINUTES – May 6, 2026

If corrections are needed, they will be made as requested, and the Minutes resubmitted for file.

MOTION by Mr. Carneiro, second by Mr. Bernier, to approve the Minutes of the May 6, 2026, meeting as presented. Carried unanimously.

TREASURERS REPORT

The April 30, 2026, Financials were included in the Board binders for review and discussion.

MOTION by Ms. Miller, second by Mr. Allen, to approve the April 30, 2026, Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Facilities Usage Report: Reports for April 27, 2026, through May 24, 2026, were included in the Board Packet for review and discussion.

NEW BUSINESS

Delinquent Account Suspension of Privileges – Policy Update: The deadline for delinquent Annual Assessment dues will be changed to March 1st. At that time, if Assessment payment has not been made a homeowners Recreation Center privileges will be suspended.

MOTION by Mr. Carneiro, second by Mr. Allen, to approve the policy update of the deadline for suspension of the Recreation Center privileges for nonpayment of the Annual Assessment to March 1st and remove the Lakes and Vistas drop-off boxes. Carried unanimously.

New Club Application – Just for Fun Pickleball: Discussion and review of new club application.

MOTION by Mr. Allen, second by Mr. Carneiro, to approve the new club application Just for Fun Pickleball. Motion passed 5/1.

Edgewater Park Xeriscape Board Appeal: Discussion and review of Edgewater Park Xeriscape Appeal.

MOTION by Mr. Bernier, second by Mr. Carneiro, to approve the Edgewater Xeriscape Appeal and for Edgewater Park to move forward with Xeriscape project. Carried unanimously.

Guest Policy Update: Review and discussion of Westbrook Village Guest Policy. Increase guest passes from \$25.00 to \$50.00 with a yearly CPI increase if Budget Committee approves.

MOTION by Ms. Miller, second by Mr. Allen, Ms. Miller amended her motion, to approve guest pass fee cost to \$50.00 for twenty (20) with an escalator CPI each year up to \$10.00 as recommended to Budget Committee. Effectively immediately. Motion passed 4/1. Mr. Merkovich was not on call at this time.

Golf Club Vista Well Enclosure: Review of Vista Well Enclosure at Vistas Golf Club. Request for an eight (8) foot Well wall variance.

MOTION by Mr. Bernier, second by Mr. Allen, to approve the eight (8) foot wall variance for the Well Enclosure at Vistas Golf Club. Carried unanimously.

COMMITTEE REPORTS:

Architectural Control Committee: Minutes of the May meeting included in the Board Binders.

Government Relations: City of Peoria working on City shuttle transportation.

Information Technology Committee: None

Landscape & Facilities Committee: Minutes of the May meeting included in the Board Binders.

Long Range Planning Committee: Minutes of the May meeting included in the Board Binders.

WVA Cornerstone Committee: Meetings suspended until next fall.

Personnel Committee: None

Recreation Committee: Minutes of the May meeting included in the Board Binders.

Town Hall: None

Ways and Means Committee: Minutes of the May meeting included in the Board Binders.

WVGC-WVA Joint Meeting: Minutes of the May meeting included in the Board Binders.

MANAGERS' REPORT

The May 2026 report included in Board Binders.

HOMEOWNER FORUM

Homeowners are given the opportunity to address the Board about issues of concern, discussions not included as a part of the meeting.

FOR THE GOOD OF THE ORDER

Join for Coffee, Donuts, and free Seminar presented by Abrazo Health Friday, June 5, 2026, Lakes Recreation Center at 9:00 am.

Next Meeting – Wednesday, July 1, 2026, 9:00 am at FALC.

There being no further business to come before the Board, the Meeting was adjourned at 11:03 a.m.

Barbara Peot, Minute Keeper