

APPROVED AUGUST 18, 2026
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
JULY 21, 2026

PRESENT: Kurt Kimmerling, Jo Ann Greene, Amy Miller, Joe Bernier, Ed Kehoe, Ron Laumann
(Committee Members)
Marcy Reneau (Assistant General Manager)

ABSENT: Robert Freiberg (Excused)

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 July 21, 2026, meeting to order at 9:00 a.m. and confirmed a quorum with six (6) members in attendance.

NEW BUSINESS

Homeowner Applications

Mountain Park Estates– 4100643 – Room Addition (2)

MOTION by Mr. Bernier, second by Ms. Greene, to deny the application for Room Addition for 4100643. More detailed plan is needed for Committee to review. Carried unanimously.

Cypress Point Estates - 4400459– Committee Member, Bird Deterrent

MOTION by Mr. Laumann, second by Mr. Kimmerling, to approve the application for Bird Deterrent for 4400459. Carried unanimously.

Cypress Point Estates - 4400562 – Partial Window Replacement
Application withdrawn, Homeowner changed application to a Full Window Replacement application.

Vista Pinnacle – 4420640 – Patio Cover/Roof Extension

MOTION by Mr. Bernier, second by Mr. Kimmerling, to approve the application for Patio Cover/Roof Extension for 4420640.

Review Flags Standard: Discussion and review of updated Flags Standard.

MOTION by Mr. Bernier, second by Ms. Greene, to approve the amended Flag Standard and adding the Flag must be maintained in good condition. Carried unanimously.

HOMEOWNER APPEALS

None

UNFINISHED BUSINESS

Review Shade Sail and Canopy Shade Devices Standard: Discussion and review of Shade Sail and Canopy Shade Device Standard. Ms. Miller will bring updates discussed to the August meeting for approval.

REVIEW, CORRECTION AND APPROVAL OF PREVIOUS MINUTES – Corrections will be made as required, and the Minutes will be resubmitted.

MOTION by Mr. Kimmerling, second by Ms. Greene, to approve the Minutes of the June 16, 2026 Meeting. Motion passed with Mr. Bernier, Mr. Laumann and Mr. Kehoe abstaining as they were not at the meeting.

REPORT

Architectural Applications Report from June 1, 2026, through June 30, 2026 – Approved 184 requests.

FOR THE GOOD OF THE ORDER None

Next Meeting – Tuesday, August 18, 2026, 9:00 am at FALC

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

Barbara Peot, Minute Keeper