

APPROVED SEPTEMBER 15, 2026
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
AUGUST 18, 2026

PRESENT: Kurt Kimmerling, Jo Ann Greene, Amy Miller, Joe Bernier, Robert Freiberg,
Ed Kehoe, Ron Laumann (Committee 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 August 18, 2026, meeting to order at 9:02 a.m. and confirmed a quorum with seven (7) members in attendance.

NEW BUSINESS

Homeowner Applications

Fairway Ridge– 4280036 – Room Addition

MOTION by Mr. Freiberg, second by Mr. Laumann, to approve the application for Room Addition for 4280036. Carried unanimously.

Windsor Park - 422– Landscape

MOTION by Mr. Kimmerling, second by Mr. Laumann, to approve the application for Landscape for 422. Carried unanimously.

Ironwood Estates – 4120946 – LRP Committee Member – Partial Window Replacement

MOTION by Ms. Greene, second by Mr. Freiberg, to approve the application for Partial Window Replacement for 4120946. Carried unanimously.

Highland Hills – 4200899 – Free Standing Shade Structure

MOTION by Mr. Freiberg, second by Mr. Laumann, to approve the application for Free Standing Shade Structure for 4200899. Carried unanimously.

St Andrews Place – 4370219 – Driveway/Sidewalk Coating
Homeowner withdrew application.

St Andrews Place – 4370339 – Pool and Spa: Pool

MOTION by Mr. Freiberg, second by Mr. Kimmerling, to approve the application for Pool for 4370339. Carried unanimously.

Oakmont Heights – 4360391 – Partial Window Replacement, Door: Folding Glass Patio Door

MOTION by Ms. Greene, second by Mr. Freiberg, to approve the application for Partial Window Replacement, Door: Folding Glass Patio Door for 4360391. Carried unanimously.

Pinehurst Place – 4350078 – Committee Member – Sunscreens

MOTION by Mr. Laumann, second by Mr. Bernier, to approve the application for Sunscreens for 4350078. Motion passed with Ms. Greene abstaining.

Torrey Pines – 4460847 – Patio Cover/Roof Extension

MOTION by Mr. Bernier, second by Mr. Kimmerling, to approve the application for Patio Cover/Roof Extension for 4460847. Carried unanimously.

Eagle Ridge – 4331026 – Board Member – Air Conditioner/Heat Pump Replacement

MOTION by Mr. Frieberg, second by Mr. Bernier, to approve the application for Air Conditioner/Heat Pump Replacement for 4331026. Carried unanimously.

HOMEOWNER APPEALS

None

UNFINISHED BUSINESS

Review Shade Sail and Canopy Shade Devices Standard: Discussion and review of Residential and Commercial Shade Sail and Canopy Shade Device Standards.

MOTION by Mr. Laumann, second by Mr. Freiberg, to approve the updates and the changes/additions discussed to the Residential Shade Sail and Canopy Shade Devices Standard. Forward to Board of Directors for final approval. Carried unanimously.

MOTION by Ms. Freiberg, second by Ms. Greene, to approve the updates and the changes/additions discussed to the Commercial Shade Sail and Canopy Shade Devices Standard. Forward to Board of Directors for final approval. Carried unanimously.

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 Mr. Bernier, to approve the Minutes of July 21, 2026 Meeting. Motion passed with Mr. Freiberg abstaining as he was not at the meeting.

REPORT

Architectural Applications Report from July 1, 2026, through July 31, 2026 – Approved 128 requests.

FOR THE GOOD OF THE ORDER None

Next Meeting – Tuesday, September 15, 2026, 9:00 am at FALC

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

Barbara Peot, Minute Keeper