APPROVED NOVEMBER 17, 2026
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
OCTOBER 20, 2026

PRESENT: Jo Ann Greene, Amy Miller, Joe Bernier, Robert Freiberg, Ron Laumann, Ed Kehoe (Committee Members)
Marcy Reneau (Assistant General Manager)
ABSENT: Kurt Kimmerling (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 October 20, 2026, meeting to order at 9:05 a.m. and confirmed a quorum with six (6) members in attendance.

NEW BUSINESS
Homeowner Applications
Mountain View Estates – 4150397– Patio Cover/Roof Extension

MOTION by Mr. Bernier, second by Mr. Laumann, to approve the application for Patio Cover/Roof Extension for 4150397 with the stipulation that homeowner provides proper depth of footings. Carried unanimously.

Fairway Ridge - 428– Roof Repair/Replacement

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the application for Roof Repair/Replacement for 428. Carried unanimously.

Lakeview Estates – 4190036 – Residential Shade Sail

MOTION by Mr. Bernier, second by Ms. Greene, to approve the application for Residential Shade Sail for 4190036. Carried unanimously.

Heatherbrook – 4130275– Staff Member - Exterior Soffit Lighting

MOTION by Mr. Freiberg, second by Mr. Laumann, to approve the application for Exterior Soffit Lighting for 4130275. Carried unanimously.

Mountain Park Estates– 4100640 – Driveway Extension/Concrete Patio Walkways

MOTION by Mr. Bernier, second by Mr. Freiberg, to approve the application for Driveway Extension/Concrete Patio Walkways for 4100640. Carried unanimously.

Eagle Ridge – 4331123 – Partial Window Replacement

MOTION by Mr. Freiberg, second by Mr. Kehoe, to approve the application for Partial Window Replacement for 4331123. Carried unanimously.

Willow Ridge – 4531205 – Partial Window Replacement

MOTION by Mr. Bernier, second by Mr. Freiberg, to approve the application for Partial Window Replacement for 4531205. Carried unanimously.

Westbrook Golf Club – 400 – Misting System

MOTION by Mr. Freiberg, second by Mr. Bernier, to approve the application for Misting System for 400. Carried unanimously.

Review Residential Security Cameras Standard - Review and discussion of Security Cameras Standard.

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the updates as discussed for the Residential Security Cameras. Carried unanimously.

HOMEOWNER APPEALS
None

UNFINISHED BUSINESS
None

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

MOTION by Mr. Freiberg, second by Mr. Laumann, to approve the Minutes of the September 15, 2026, Meeting. Motion passed with Mr. Kehoe abstaining as he was not at the meeting.

REPORT
Architectural Applications Report from September 1, 2026, through September 30, 2026 – 129 Approved

FOR THE GOOD OF THE ORDER Committee discussed process for reviewing and updating other standards.

Next Meeting – Tuesday, November 17, 2026, 9:00 am at FALC

ADJOURN - Meeting adjourned at 10:00 a.m.

Barbara Peot, Minute Keeper