

# MINUTES

## Westwood Club Board of Directors Meeting

### July 26th 2016

**DIRECTORS PRESENT:** Jean Lewis, Dick Katz, Andy Kutzner, Larry Bloom, Rick Micheri and Jan Semerad

**DIRECTORS ABSENT:** Karen Kissinger

**STAFF PRESENT:** Steve Fluss, Reed Reichert

**STAFF ABSENT:** None

I. CALL TO ORDER

1. The meeting was called to order in the Adult Lounge by President Jean Lewis at 7:16 pm.

II. GUESTS

III. MINUTES

1. A motion was duly made and seconded to approve the minutes of the 6-28-16 Regular Meeting as corrected. Motion carried 4-0-1 Katz abstained.
2. A motion was duly made and seconded to approve the Executive meeting minutes from 6-28-16 as corrected Motion carried 4-0-1 Katz abstained.

IV. ARC

1. Reed Reichert reported that the ARC is working on addressing landscaping concerns by area. Homeowners are being contacted by mail.

V. UNFINISHED BUSINESS

1. The Board discussed the proposed rule change, which is currently posted for comments. The rule change will give the Board the option to assess a \$200 for failure to submit an application prior to the start of a project. As there were no additional comments a motion for final approval was duly made and seconded. The motion carried 4-1 Kutzner against.

VI. NEW BUSINESS

1. The Board reviewed the bid from Nissho of California to grade the area near the maintenance area as preparation for additional storage. A motion was duly made and seconded to approve the expenditure to the reserves. Motion carried.
2. A motion was duly made and seconded to have the following as signors on the Mission Federal Credit Union account.
  - a. Andy Kutzner, Jean Lewis, Dick Katz, Jan Semerad and Rick Micheri
3. The Board reviewed the proposed D&O insurance policy. A motion was duly made and seconded to approve and bind the coverage. Motion carried.
4. A motion was duly made and seconded to approve the plumbing expense of \$1169.95 on the main 2" valve to reserves. Motion carried.

VII. MANAGER'S REPORT

1. The Dive in Movie is scheduled for August 12<sup>th</sup> at dusk.
2. Staff has shifted the date of the annual campout to September 10<sup>th</sup> to allow for cleanup and prep time for the start of the gym remodel.

3. Manager Fluss reported that the Time Warner conversion is almost complete. The phones are working and hopefully there will be a refund from ATT. The hotspot still needs to be installed.
4. Manager Fluss reported that he has been working behind the scenes with the vendors to prepare for the upcoming remodel. Expected start date is 9-19-16.

VIII. FINANCIALS

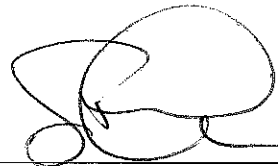
1. Review of the June 2016 financials was completed. A motion was duly made and seconded to approve the financials as presented. Motion carried

IX. ADJOURNMENT

1. A motion was duly made and seconded for adjournment at 8:14 pm. Motion carried.



Karen Kissinger, Secretary



Steven A. Fluss, General Manager