

MINUTES

Westwood Club Board of Directors Meeting

September 26th, 2017

DIRECTORS PRESENT: Rick Micheri, Michael Di Profio, Tony Tristen, Larry Bloom, Jean Lewis and Ray Smith

DIRECTORS ABSENT: Jan Semerad (Excused)

STAFF PRESENT: Steve Fluss

STAFF ABSENT: Reed Reichert (Excused)

I. CALL TO ORDER

1. The meeting was called to order in the Adult Lounge by Vice President Rick Micheri at 7:19 pm

II. GUESTS

1. There was 1 guest present, who spoke on the parking issues in the community.

III. MINUTES

1. A motion was duly made and seconded to approve the minutes of the August 29th 2017 meeting as written. Motion carried.
2. A motion was duly made and seconded to approve the Executive minutes of the August 29th, 2017 meeting as written. Motion carried. The meeting included Homeowner hearings and personnel matters.

IV. COMMITTEE REPORT

ARC REPORT

1. Reed was absent from the meeting. Rick Micheri reported that the committee has been working through some homeowner issues. One landscape issue was mentioned.

V. UNFINISHED BUSINESS

1. It was discussed that the 50th Anniversary should have an ADHOC committee to help plan a celebration. A call for volunteers will go out in the Newsletter and website.
2. The Draft Audit was tabled.

VI. NEW BUSINESS

1. The Board reviewed a bill from JPM for the replacement of the exhaust fan in the men's locker room in the amount of \$987 to be expensed to the reserves. A motion was duly made and seconded to approve the expenditure. Motion carried.
2. It was reported the backflow devices located near the marquee may be original to the property and that one has failed the annual inspection. Coastal Plumbing has provided a

replacement cost for both assemblies in the amount of \$3,413.45. A motion was duly made and seconded to approve the expenditure from the reserve account. Motion carried.

3. Discussions on placing a cage over the backflow devices ensued. A motion was duly made and second to authorize Manager Fluss to source and have installed a cage over the new devices in an amount NTE \$1,500. Motion carried.

VII. MANAGER'S REPORT

1. Manager Fluss reported the campout went smooth this year with 320 members registered and more stayed for the movie in the park.
2. The upcoming Halloween Carnival was discussed.
3. Some minor maintenance matters were discussed.
4. Manager Fluss discussed that the last Tuesday in October was Halloween. The Board opted to move the meeting to the 24th so that the members of the Board would be available to spend the evening with their families.

VIII. FINANCIALS

1. The financials for August 2017 were reviewed. A motion was duly made and seconded to approve the financials as presented. Motion carried.
2. The Board reviewed the list of lots to have a prelien notice sent to, A motion was duly made and seconded to send Prelien notices and if necessary place liens on the following properties to be prepared by Epsten Grinnell and Howell. Motion carried.

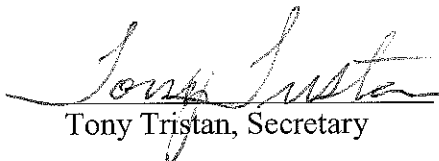
1. WW2 Lot 15, WW2Lot27, WW2Lot47, WW3Lot189, WW4Lot272, WW5Lot294, WWTH1Lot74, WWTH1 Lot 37, WW6 Lot315, WWTH2 Lot7, WW7 Lot 373, WWT2 Lot133, WWT2 Lot 143, WW10 Lot 380, WWTH3 Lot 4, WWTH3Lot6, WWT 2 Lot 96, WWT2 Lot 84, WW8 Lot 456, WW8 Lot 433, WWTH 3 Lot 94, WWTH 3 Lot 84, WWTH 3 Lot 120, WWT 11&12 Lot42, WWTH11&12 Lot 64, WWTH 11&12 Lot 79, QH1 Lot 24, QH 3 Lot 92, D1 Lot2, D1 Lot 30, WW14 Lot 745, D3 Lot 96, WW15 Lot 769, WW15 Lot 785, NF Lot 70, NF Lot 104, NF Lot 126, NF Lot 208, NF Lot 211, Legends 2 Lot 74, Legends 3 Lot 33, Legends 3 Lot 45, Prom Lot 12, Prom Lot 23, Prom Lot 29, Prom Lot 69, Ridges 2 Lot 10, Ridges 3 Lot 14, SW Lot 64, SW Lot 45

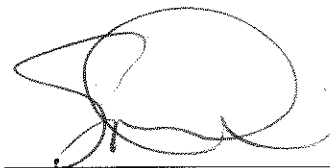
3.

IX. FOR THE GOOD OF THE ORDER

X. The ADJOURNMENT

1. A motion was duly made and seconded for adjournment at 8:09 pm. Motion carried.


Tony Tristan, Secretary


Steven A. Fluss, General Manager