

MINUTES

Westwood Club Board of Directors Meeting

December 10th, 2025

DIRECTORS PRESENT: Gordon Tetlow, Faya Nemati, Chris Numbers and Nitin Chhabra

DIRECTORS ABSENT: Miguel Lopez, Emilie LaSota and Rick Micheri

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

I. CALL TO ORDER

1. The meeting was called to order at 7:15 PM in the Lounge by President Gordon Tetlow.

II. GUESTS

1. No guests were present

III. MINUTES

1. A motion was duly made and seconded to approve October 28th, 2025; Regular Meeting as presented. Motion carried.
2. A motion was duly made and seconded to approve October 28th, 2025; Executive Meeting Minutes as written. Items discussed included Legal matters, and collection matters.

IV. EXECUTIVE SUMMARY

1. Items discussed included Legal matters, a meet and confer requests to waive legal fees and staff compensation.

V. COMMITTEE REPORTS

1. ARC Report
 - a. There was a review of the recent ARC report prepared by Lauren Barry and reviewed by the Board.

VI. OLD BUSINESS

- a. The Gazebo replacement was tabled.
- b. The Board reviewed the final version of the updated liability waiver. A motion was duly made and seconded to approve the waiver as presented. Motion carried.
- c. A bid from KSI was reviewed to replace and install the two bases for the diving boards. A motion was duly made and seconded to approve the replacement in an amount NTE \$35,000. Motion carried.

VII. NEW BUSINESS

1. The Board reviewed and approved the Resolutions to proceed with liens. A motion was duly made and seconded to adopt resolutions A, B and C as presented by Community Legal Advisors Inc. Motion carried.
2. The Board reviewed the renewals for the crime policy and the workers compensation policy for 2026. A motion was duly made and seconded to approve and bind the coverage.
3. A motion was duly made and seconded to approve the contract from Vista Valley Tree Service to trim and lace 37 trees at a cost of \$14,730 to be expensed to reserves. Motion carried.

VIII. MANAGER'S REPORT

1. Discussed was the parking lot and how cars are continuing to park to block the gates.
2. Elections will be coming up and there will be three open seats on the Board.

3. The meeting with the Reserve Study Specialist was held and the preliminary report will be emailed to the Board for their review.
4. It was reported that Luminaries are currently on sale in the office and there are 3 parking lot sales dates slated for this month.

IX. FINANCIALS

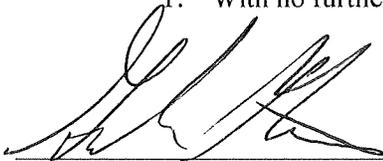
1. October 2025 financials were reviewed as presented.

X. CORRESPONDENCE

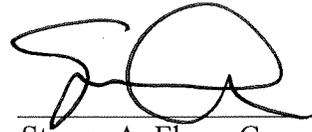
XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 7:56 PM.



Gordon Tetlow, President



Steven A. Fluss, General Manager