

# MINUTES

## Westwood Club Board of Directors Meeting

### February 23<sup>rd</sup>, 2021

**DIRECTORS PRESENT:** Gordon Tetlow, Ray Smith, Carri Thompson, Tony Tristan, Dan Anderson, Todd La Soto and Rick Micheri

**DIRECTORS ABSENT:** None

**STAFF PRESENT:** Steve Fluss, Nora Kessler

**STAFF ABSENT:** None

#### I. CALL TO ORDER

1. The meeting was called to order on Zoom ID #880 6047 5771 at 7:17 PM by Board President Gordon Tetlow.

#### II. GUESTS

1. Two Homeowners were present.
  - a. Resident Katie Hunter commented about the request for a Pickleball machine.
  - b. Tish Wussler was in attendance to observe.

#### III. MINUTES

1. A motion was duly made and seconded to approve the January 26<sup>th</sup>, 2021 Executive Meeting Minutes as written. The motion carried. Discussed at this meeting were the bids to provide the repair of the parking lot, gas lines, collections and roof damage.
2. A motion was duly made and seconded to approve the January 26<sup>th</sup>, 2021 Regular Meeting Minutes as written. The motion carried.

#### IV. COMMITTEE REPORTS

1. Manager Fluss presented a summary of the previous ARC meeting notes. Discussed were the nominations for the landscape award for 2020.
2. The Solar ADHOC Committee will resume work shortly.

#### V. OLD BUSINESS

1. A motion was duly made and seconded to purchase a Pickleball machine and balls in an amount NTE\$1600. The charge to use the machine will be \$10 for a single use or a punch card of 10 for \$70. Motion carried.
2. The Board reviewed the final version of the budget. With no further comment a motion was duly made and seconded to adopt the proposed budget for the 2021-22 fiscal year. Annual dues will remain at \$489. Motion carried.
3. The Playground renovations were tabled until the March 30<sup>th</sup>, 2021 meeting.

#### VI. NEW BUSINESS

1. The Board reviewed bids from various contractors to repair the office from the damages inflicted by the roof damage.
  - a. A motion was duly made and seconded to contract with JG Construction in the amount of \$22,760 for the roof's replacement. Funding to come from the insurance claim and reserves. Motion carried.

- b. The Board accepted options 1 and 2 from the bid from Protec to repair the interior of the office. In the amount of \$12,426 funding to come from insurance and reserves. Motion carried.
    - c. The Board accepted the bids from Empire Flooring to replace the floor in the office and reading / conference room in an amount of \$9,205.
  2. Discussed by the Board were the change orders to the AMS Paving Contract. There was additional work to be performed which include a wall constructed by the flagpole, a bust and repouring of a curb, additional curb pours and drainage swills. A motion was duly made and seconded to approve the change orders in the amount of \$10,650 to be charged to reserves. Motion carried.
  3. The Board reviewed the Luminaries account. A motion was duly made and seconded to disburse the net proceeds to Boy Scout Troop 681 from account 08330-400 in the amount of \$7,617.13. Motion carried.
  4. The Board reviewed a bid to add solar panels to the wading pool. A motion was duly made and seconded to approve the addition of solar panels NTE \$6,500 including the need modifications to the pool equipment. Motion carried.

VII. MANAGER'S REPORT

1. Manager Fluss informed the Board that the scheduled and previously approved tree trimming has been rescheduled for February 26<sup>th</sup> and March 1<sup>st</sup>.
2. It was reported that the parking lot lights have been repaired. The four lamps on the lower southern side have been fitted with LED lamps. Staff will monitor the lamps and report to the Board to decide if all fixtures should be retrofitted.
3. Manager Fluss has reported that the locker room water has now been replaced and is working.
4. The Election results will be tallied and certified at the March 16<sup>th</sup> 2021 Annual Meeting.

VIII. FINANCIALS

1. The Board reviewed January 2021 financials. A motion was duly made and seconded to approve them as presented. The motion carried.

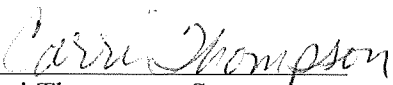
IX. FOR THE GOOD OF THE ORDER


X. CORRESPONDENCES

1. none

XI. The ADJOURNMENT

1. A motion was duly made and seconded for adjournment at 8:28 PM. The motion carried.

  
Carri Thompson, Secretary

  
Steven A. Fluss, General Manager