

MINUTES

Westwood Club Board of Directors Meeting

January 28th, 2025

DIRECTORS PRESENT: Rick Micheri, Gordon Tetlow, Chris Numbers, Emilie LaSota,
Patricia Wussler, Binh Trang

DIRECTORS ABSENT: Miguel Lopez

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

I. ALL TO ORDER

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

II. GUESTS

1. Eagle Scout Candidate Dylan McCray was in attendance to present his projects to the community. The Board was impressed with the presentation and quality of work.

III. MINUTES

1. A motion was duly made and seconded to approve December 19, 2024, Regular Meeting as written. Motion carried.
2. A motion was duly made and seconded to approve December 19, 2024, Executive Meeting Minutes. During the Executive meeting held on December 19, 2024, the following items were discussed. A review of status report as provided by legal. Multiple requests to waive late fees were reviewed. Salaries were discussed in advance of the increase to minimum wages.

IV. EXECUTIVE SUMMARY

1. Legal matters discussed included a formal request for the waiver of legal fees and payment plans. There was a presentation by Joshua from Club Automation.

V. COMMITTEE REPORTS

1. ARC Report
 - a. There was a review of the recent ARC report as prepared by Steve Fluss.

VI. OLD BUSINESS

- a. Club Automation
 1. The Board requested that staff request a formal proposal from the vendor for review at the February meeting.

VII. NEW BUSINESS

1. The Board reviewed the draft budget after some discussion, it was recommended that the budget for the 2025-26 fiscal year be \$625per lot. A motion was duly made and seconded to have staff return with the final balanced budget at the February meeting. Motion carried.
2. A motion was duly made and seconded to approve \$4,700 from reserves for the annual maintenance of the pool deck. Motion carried.
3. The Board reviewed the bids for the removal of six large Washingtonian Palm trees, the trimming of a California Oak and the removal of five Pepper Trees along the Western fence line. A motion was duly made and seconded to approve Vista Valley's bid price of \$10,880 to be expended to reserves. Motion carried.
4. A motion was duly made and seconded to replace the pool heater #3 at a cost of \$4,350 the expense is be charged to reserves. Motion carried.

5. A motion was duly made and seconded to nominate the McCray family for their efforts in Dylan's Eagle Scout project and their continued support of the annual luminary project. Motion carried.
6. A motion was duly made and seconded to authorize an amount NTE \$4,000 for the repair and replacement of 4 sections of concrete sidewalks. Motion carried.

VIII. MANAGER'S REPORT

1. Manager Fluss updated the Board on the progress of the drainage repairs and replacements.
2. It was reported that the new copier will arrive on 2/4/2025. The new lease will be a level pay plan, saving the community \$200 per month.
3. Manager Fluss stated that the annual worker's compensation audit is underway.
4. Staff stated that there are five candidates running in this year's election for four openings on the Board.
5. A discuss was held regarding rules while playing Pickleball.

IX. FINANCIALS

1. The December 2024 financials were reviewed as presented.

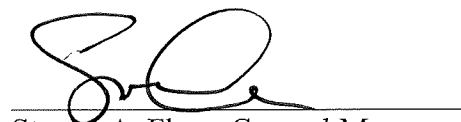
X. CORRESPONDENCE

XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:19 PM.


Emilie LaSota, Secretary


Steven A. Fluss, General Manager