

MINUTES

Westwood Club Board of Directors Meeting

January 27th, 2026

DIRECTORS PRESENT: Gordon Tetlow, Faya Nemati, Chris Numbers, Nitin Chhabra, Emilie LaSota and Rick Micheri

DIRECTORS ABSENT: Miguel Lopez,

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

- I. CALL TO ORDER
 1. The meeting was called to order at 7:23 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 December 10th, 2025; Regular Meeting as presented. Motion carried.
 2. A motion was duly made and seconded to approve December 10th, 2025; Executive Meeting as presented. Motion carried. Items included legal matters, staff compensation and a homeowner meet and confer.
- IV. EXECUTIVE SUMMARY
 1. Items discussed included Legal matters, a meet and confer requests to waive legal fees and a staff resignation communication.
- 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. A usual the holiday winter month period saw only a few applications.
- VI. OLD BUSINESS
 - a. An update on the effort to replace and install the two bases for the diving boards was given. Manager Fluss reported on the meeting with the KSI representative.
- VII. NEW BUSINESS
 1. The Board reviewed and approved a statement from Element Electric to replace wiring from the playground light pole to the flagpole. A motion was duly made and seconded to approve the expenditure to reserves in the amount of \$1,055. Motion carried.
 2. The Board reviewed and commented on the Luminaria report. A motion was duly made and seconded to distribute the net proceeds of \$1,315.92 to Boy Scout Troop 681. Motion carried.
 3. A motion to approve the bid to spray 50,000 sq for broadleaf weeds by Nissho in the amount of \$813.15 to be expensed to operating account 055110-000. Motion carried.
 4. A motion was duly made and seconded to approve the bid from Sundek to replace the mastic around the pools and repair up to 1400sq ft. of pool deck. Motion carried.
 5. A motion was duly made and seconded to have Commercial Pool Solutions replace the four diatomaceous earth filters in the amount of \$12,400. This will be charged to the reserve account. Motion carried.
 6. The Board approved the draft budget. Final approval will be at the February 2026 meeting.

7. A motion was duly made to approve the increase of Associate members in the next fiscal year as follows. A \$200 one-time registration fee and \$700 annual membership fee. Motion carried.
8. A motion was duly made and seconded to approve the final reserve study. Motion carried.
9. A motion was made and seconded to accept the Annual Audit as presented. Motion carried.

VIII. MANAGER'S REPORT

1. Discussed was the preparation of the ballot.
2. Manager Fluss discussed preliminary bids for artificial turf surrounding the pickleball courts. The Board instructed that 3 bids be available at the next meeting.
3. It was mentioned that the Rotary will be holding a clean-up event on Saturday 1-31-26 in the upper parking lot.

IX. FINANCIALS

1. The Financials for November and December are still outstanding and were not available for review.

X. CORRESPONDENCE

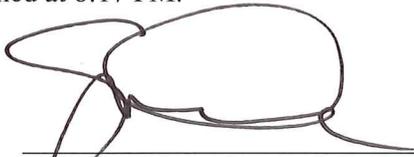
XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:17 PM.



Miguel Lopez, Secretary



Steven A. Fluss, General Manager