

MINUTES

Westwood Club Board of Directors Meeting

November 30th, 2021

DIRECTORS PRESENT: Rick Micheri, Patricia (Tish) Wussler, Todd LaSota, Trang and Ray Smith

DIRECTORS ABSENT: Gordon Tetlow, Carri Thompson

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

I. CALL TO ORDER

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

II. GUESTS

1. There were no guests in attendance.

III. MINUTES

1. A motion was duly made and seconded to approve the October 26th, 2021, Executive Meeting Minutes as written. The motion carried. Discussed at this meeting were collections, the approval of liens and waiver of late fees.
2. A motion was duly made and seconded to approve the October 26th, 2021, Regular Meeting Minutes as written. The motion carried.

IV. COMMITTEE REPORTS

1. ARC met this month in person. There continues to be landscape and solar applications. It was also note the ARC is meeting in person at least once a month.
2. The Solar Ad Hoc Committee report noted that panels should arrive after the first of the year.

V. OLD BUSINESS

1. The Board continued to discuss the switch gear. A proposal was made by Tetrad construction to complete the installation of the gear. This change will include expanding the room by 2ft. The cost is expected to be \$39,970. A motion was duly made and seconded to approve the contract. Motion carried.

VI. NEW BUSINESS

1. The Board of Directors reviewed a contract to place turf on the miniature golf course at a cost of \$16,083.00 to be expensed to reserves. A motion was duly made and seconded to approve the contract with Home Turf.
2. A motion was duly made and seconded to approve \$838.34 from reserves to cover the billiard tables. The work is to be completed by Olhausen. Motion carried.
3. A resolution was duly made and seconded to Approve the estimate from Diving Board Solutions in the amount of \$6,888 to refinish both boards including shipping. Motion carried.
4. The Board discussed the allowing members to rent the billiard room as an additional space when renting the lounge. A motion was duly made and seconded to permit the rental of the billiard room as an add on when renting the lounge for an additional \$75 for four hours. Motion carried.

5. A motion was duly made and seconded to approve the estimate for belts, a deck and a motor replacements on the three treadmills at a cost of \$2610.58 to be expensed to reserves. Motion carried.

VII. MANAGER'S REPORT

1. Manager Fluss reported both Steve and Nora would be attending a two-day legal symposium hosted by Epsten
2. Staff has completed a new roof on the tennis hut.
3. There was a wall leak in the Women's locker room. The wall will be patched in house.
4. Three Phase Electric is scheduled to give a cost to move the remaining two light standards from the playground. Manger Fluss will contact CH Court Tech to see if they can assist.
5. Nora Kessler spoke on the upcoming activities which included Holiday camps and the resumption of senior movies.
6. Discussed was the approval of the membership that attended the outdoor movie. Staff will include the costs for additional showings in the draft budget for the Board's consideration.

VIII. FINANCIALS

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

IX. OR THE GOOD OF THE ORDER


1. None presented.

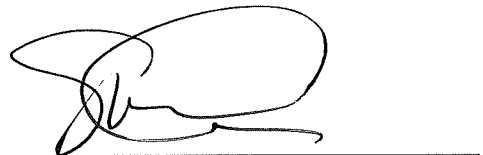
X. CORRESPONDENCES

1. None presented.

XI. The ADJOURNMENT

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


Carri Thompson, Secretary


Steven A. Fluss, General Manager