

MINUTES

Westwood Club Board of Directors Meeting

November 29th, 2022

DIRECTORS PRESENT: Gordon Tetlow, Ray Smith, Binh Trang, and Dale Bardin
DIRECTORS ABSENT: Emilie LaSota, Rob Maguire and Patricia (Tish) Wussler

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 Board President Gordon Tetlow.

II. GUESTS

None present

III. MINUTES

1. A motion was duly made and seconded to approve the September 27th, 2022, Executive Meeting Minutes as written. The motion carried. Discussed at this meeting were legal matters relating to collections, three homeowner requests to waive a late fee and contract negotiations with CH Court Tech to refurbish the tennis courts.
2. A motion was duly made and seconded to approve the September 27th, 2022, Regular Meeting Minutes as written. Motion carried.
3. A motion was duly made and seconded to approve the November 8th, 2022, Executive Meeting Minutes as written. The motion carried. Discussed at this meeting were legal matters relating to collections, three homeowner requests to waive a late fee. The discussion to bring in an independent inspector to review the post tension cabling prior to pouring the concrete.

IV. COMMITTEE REPORTS

1. The Board reviewed the reports from the last meeting in October and two more meetings held in November.
2. The Solar Ad Hoc Committee reported that plans for the electrical room have been move to issuance. They also reviewed the revision to the Tetrad contract to expand the electrical plan. There has been an increase in cost due to the delay in securing a permit. A motion was duly made and seconded to approve the increase in cost \$5496 from reserves. Motion carried.

V. NEW BUSINESS

1. The Board reviewed a change order to the CH Court Tech contract to increase the height of the fence separating courts 1 and 2. A motion was duly made and seconded to approve the additional expenditure of \$9,600 from the reserve account. Motion carried.
2. A resolution was duly made and seconded to approve the liens on the following accounts 119640123; 119640157; 119640307; 119640453; 119640542; 119640584; 119640643; 119641312; 119641333; 119641404; 119641502; 119641542; 119641604; 119642177; 119642243; 119642307 and 119642329. Motion carried.
3. A motion was duly made and seconded to table the room rate review until the January meeting. Motion carried.

4. A motion was duly made and seconded to retain Branfman Mayfield Bustarde Reichenthal LLC to revise the Club's HR Manual at a cost NTE \$2,000. Motion carried.
5. The Board reviewed requests to use the facility by three organizations.
 - a. A motion was duly made and seconded to deny the proposal from Pacific Swim to rent 3 lanes in the pool. Motion carried.
 - b. A motion was duly made and seconded to allow overnight parking to Casa Bernardo Apartments 1-8-23 through 1-13-23. Motion carried.
 - c. A motion was duly made and seconded to deny the request to rent the gymnasium to a club volleyball team. Motion carried.

VI. MANAGER'S REPORT

1. It was reported that the RBYBBL has begun. They will be in the gym Tuesday, Thursday and Saturdays through March.
2. Manager Fluss reported that he met with Matthew Swain and discussed upcoming projects and the reserve study. An updated draft should be available in January.
3. Luminarias will be available at a cost of \$15 and \$20 (corner lots) December 1st.

VII. FINANCIALS

1. The Board reviewed the October 2022 financials. A motion was duly made and seconded to approve them as presented. The motion carried.
2. The Board reviewed the CD Ladder.


VIII. FOR THE GOOD OF THE ORDER

IX. CORRESPONDENCES

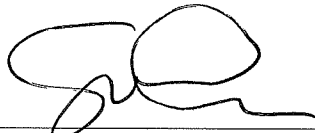
1. The Board reviewed an email requesting an earlier opening time.

X. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:27 PM.



Rob Maguire, Secretary



Steven A. Fluss, General Manager