

MINUTES

Westwood Club Board of Directors Meeting

November 26th, 2024

DIRECTORS PRESENT: Rick Micheri, Emilie LaSota, Binh Trang, Patricia Wussler

DIRECTORS ABSENT: Gordon Tetlow, Miguel Lopez, Chris Numbers

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

- I. ALL TO ORDER
 1. The meeting was called to order at 7:04 PM in the Lounge by President Rick Micheri.
- II. GUESTS
 1. No guests were present
- III. MINUTES
 1. A motion was duly made and seconded to approve October 29th, 2024, Regular Meeting Minutes as corrected. Motion carried.
 2. A motion was duly made and seconded to approve October 29th, 2024, Executive Meeting Minutes. During the Executive meeting held on October 29th, 2024, the following items were discussed. A review of status report as provided by legal. Multiple requests to waive late fees were reviewed.
- IV. EXECUTIVE SUMMARY
 1. Legal matters discussed including an ARC request. The upcoming increase to the minimum wage and employee compensation.
- V. COMMITTEE REPORTS
 1. ARC Report
 - a. There was a review of the recent ARC report as prepared by Steve Fluss.
- VI. OLD BUSINESS
 1. Playground
 - a. A drainage proposal from Nissho of California was reviewed. A motion was duly made and seconded to approve option one that would improve the drainage in two areas and stub out the playground system at a cost of \$26,858.00 Motion carried.
- VII. NEW BUSINESS
 1. A motion was duly made and seconded to renew the Workers Compensation Insurance with State Fund. Motion carried.
 2. A proposal for the copier replacement was reviewed. The Board asked for a usage report for the December meeting. The proposal was tabled.
 3. The Board made a resolution to place a lien on the following accounts.
 - a. 119641143; 119641049; 119640650; 119640594; 119640532; 119640524; 11964519; 119640001; 119640906; 119641065; 119641148; 119641202; 119641347; 119641368; 119641813; 119641865; 119642026; 119642055; 119642115; 119642151; 119642288; 119642329; 119640094; 11964191; 119642177
 4. A motion was duly made and seconded to renew the crime policy with no change in premium. Motion carried.
 5. A motion was duly made and seconded to replace the card tables in the lounge with 36" plastic tables at a cost of \$748.20 to be expensed to reserves. Motion carried.

6. A motion was duly made and seconded to approve the replacement of the Spa cover at a cost of \$700 to be expensed to reserves. Motion carried.
7. The Board approved replacing the blinds in the office at a cost NTE \$2,000 expensed to reserves. Motion carried.

VIII. MANAGER'S REPORT

1. The drainage proposal was discussed.
2. Manager Fluss reported on the meeting with the Enumerate leadership team as Robin will be transitioning to retirement.
3. The lamp poles arrived, Steve will work with the electrician
4. The initial meeting to complete the full reserve study was held on 11-25-24
5. Assistant Manager Nora Kessler discussed plans for summer 2025 programing.

IX. FINANCIALS

1. October 2024 financials were reviewed as presented.

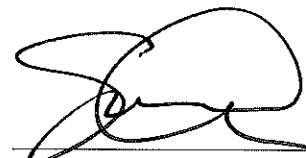
X. FOR THE GOOD OF THE ORDER

XI. ADJOURNMENT

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



Emilie LaSota, Secretary



Steven A. Fluss, General Manager