

# MINUTES

## Westwood Club Board of Directors Meeting

### September 28<sup>th</sup>, 2021

**DIRECTORS PRESENT:** Rick Micheri, Patricia (Tish) Wussler, Gordon Tetlow, Carri Thompson, Todd LaSota, Binh Trang and Ray Smith

**DIRECTORS ABSENT:** None

**STAFF PRESENT:** Steve Fluss, Nora Kessler

**STAFF ABSENT:** None

#### I. CALL TO ORDER

1. The meeting was called to order at 7:18 PM in the Lounge by Board President Rick Micheri.

#### II. GUESTS

1. There were two guests in attendance.
  - a. Resident Dan Cota was present to request permission to use the asphalt area by the maintenance road for the packing of holiday meals for wounded warriors as has been done the past few years. Permission was granted by the Board.
  - b. Resident Katie Hunter was present to suggest ways to build interest in Pickleball through socials and education. Ray Smith offered to be involved.

#### III. MINUTES

1. A motion was duly made and seconded to approve the August 28<sup>th</sup>, 2021, Executive Meeting Minutes as written. The motion carried. Discussed at this meeting were collection, a legal matter, and personnel salaries.
2. A motion was duly made and seconded to approve the August 28<sup>th</sup>, 2021, Regular Meeting Minutes as written. The motion carried.

#### IV. COMMITTEE REPORTS

1. ARC is still holding their meetings via zoom.
2. The Solar Ad hoc Committee report stated that a meeting has been arranged with the electrician and Sunspire to coordinate the switch gear install and solar install.

#### V. OLD BUSINESS

1. The Board reviewed two bids to replace the shade structure at the wading pool. After reviewing the cost. The Board asked that management seek a bid for an aluminum shade structure before making a final decision.

#### VI. NEW BUSINESS

1. The Board reviewed the HVAC bids to replace two units in the Lounge and Billiard rooms. The new system will allow the rooms to cool and heat independently. A motion was duly made and seconded to approve the bid by JPM in the amount of \$29,790 to come from the reserve account. Motion carried.
2. The Board discussed the request by RBYBL to use the gym as they had done prior to March 2020. A motion was duly made and seconded to allow RBYBL to use the gymnasium three days a week. Motion carried.
3. A request was presented by an owner to host an event by a service organization at the Club. The request was denied because it would open the facility to the public.

#### VII. MANAGER'S REPORT

1. Manager Fluss reported that Pacific Swim had elected to not use the facility.

2. It was reported that 2 new staff members were added this past week to assist in the front office / grounds position.
3. Assistant Manager Nora Kessler gave an update on upcoming activities, including the outdoor movie and Halloween Event.

VIII. FINANCIALS

1. The Board reviewed August 2021 financials. A motion was duly made and seconded to approve them as presented. The motion carried.
2. The Board reviewed the list of delinquent accounts. A motion was duly made and seconded to approve liens on accounts 119640154; 119640157; 119640191; 119640203; 119640237; 119640256; 119640274; 119640307; 119640412; 119640415; 119640424; 119640453; 119640599; 119640601; 119640615; 119640655; 119640661; 119640675; 119640697; 119640710; 119640719; 119640746; 119640755; 119640782; 119640812; 119640817; 119640838; 119640860; 119640936; 119640990; 119641022; 119641061; 119641127; 119641172; 119641309; 119641355; 119641359; 119641382; 119641542; 119641740; 119641750; 119641786; 119641807; 119641813; 119641830; 119641865; 119642003; 119642024; 119642043; 119642055; 119642065; 119642082; 119642167; 119642177; 119642194; 119642215; 119642243; 119642247; 11964226; 119642271; 119642285; 119642307; 119642329; 119642313; 119642342; 119642373 Motion Carried.

IX. OR THE GOOD OF THE ORDER

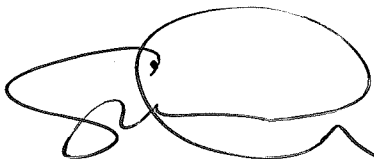
1. None presented.

X. CORRESPONDENCES

XI. The ADJOURNMENT

1. A motion was duly made and seconded for adjournment at 8:26 PM. The motion carried.

  
Carri Thompson, Secretary

  
Steven A. Fluss, General Manager