

MINUTES

Westwood Club Board of Directors Meeting

June 30th, 2026

DIRECTORS PRESENT: Rick Micheri, Ray Smith, Nitin Chhabra,
Chris Numbers, and Faya Nemati

DIRECTORS ABSENT: Gordon Tetlow, Sandra Spitaleri

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

I. CALL TO ORDER

1. The meeting was called to order at 7:01PM in the Lounge by President Rick Micheri.

II. GUESTS

1. Jill Lodato was introduced as the new Preschool Director. She will be on-site starting \
2. 7-6-2026. She will be working with Nancy DaSilva to ensure a smooth transition. The Board welcomed her.
3. A member had questions concerning fencing and the Arc process as it relates to the new Cal Fire standards.

III. MINUTES

1. A motion was duly made and seconded to approve May 26th, 2026; Regular Meeting as presented. Motion carried.
2. A motion was duly made and seconded to approve May 26th, 2026; Executive Meeting as presented. Motion carried. Items included legal matters, The Board voted to proceed with foreclosure on APN273-600-42-00, and the Board discussed future staffing letter.

IV. EXECUTIVE SUMMARY

1. Items discussed included Legal matters, Request for discount for members renting out, workplace harassment by members was discussed.

V. COMMITTEE REPORTS

1. ARC Report
 - a. There was a review of the recent ARC report prepared by Lauren Barry and reviewed by Rick Micheri ARC Liaison.

VI. OLD BUSINESS

- a. None

VII. NEW BUSINESS

1. A proposal was reviewed by the Board from Gregory Villard Certified Public Accountant to perform the annual audit and prepare the 2025 tax return at a cost of \$3,600. A motion was duly made and seconded to approve the proposal. Motion carried.
2. The Board discussed the request from the San Diego Blood Bank to schedule two additional blood drives at the facility on September 26th and November 28th 2026. A motion was duly made and seconded to approve the use of the upper parking lot for the Blood Mobile. Motion carried.
3. As a follow up on the irrigation improvements a proposal was submitted by Nissho of California. It was to retrofit 10 valves with Rainbird valves convert 10 irrigation stations with individual battery-operated timers. A motion was duly made and seconded to approve the proposal in the amount of \$7,944.02 from reserves. Motion carried.

VIII. MANAGER'S REPORT

1. Manager Fluss briefed the Board on the closing of Enumerates California office. Most accounting will be handled online and through the Florida location.
2. It was reported that Knor systems will alter one of the pool cover panels as it is about 1' too wide. This will be done at their expense.
3. AGM Nora Kessler updated the Board on summer programing.

IX. FINANCIALS

1. The Financials for May 2026 were reviewed. A motion was made and seconded to approve as presented. Motion carried.

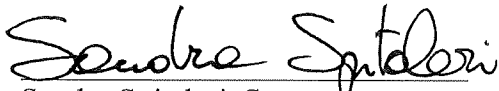
X. CORRESPONDENCE

1. None at this time.

XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:12 PM.


Sandra Spitaleri, Secretary


Steven A. Fluss, General Manager