

# MINUTES

## Westwood Club Board of Directors Meeting

### May 26<sup>th</sup>, 2026

**DIRECTORS PRESENT:** Rick Micheri, Ray Smith, Chris Numbers, and Gordon Tetlow

**DIRECTORS ABSENT:** Faya Nemati, Sandra Spitaleri, Nitin Chhabra

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

**STAFF ABSENT:** None

I. CALL TO ORDER

1. The meeting was called to order at 7:40 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 April 28<sup>th</sup>, 2026; Regular Meeting as presented. Motion carried.
2. A motion was duly made and seconded to approve April 28<sup>th</sup>, 2026;; Executive Meeting as presented. Motion carried. Items included legal matters, staff letter of resignation and a homeowner meet and confer.

IV. EXECUTIVE SUMMARY

1. Items discussed included Legal matters, a discussion on recruiting a new Preschool Director.
2. Per California Civil Code 5705(c), the majority of the Board approved and voted to proceed with foreclosure of the following accounts: APN 273-600-42-00

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. The updated list of Health and Safety violations is legal for review.

VI. OLD BUSINESS

- a. An update on the scheduling of the Dad Band was given. The date selected is June 12<sup>th</sup>. The Gazebo has been reserved.

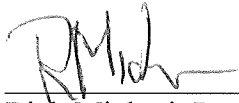
VII. NEW BUSINESS

1. The Board reviewed and discussed the insurance proposals from Arthur J. Gallagher & Co. a motion was duly made and seconded to approve GL with Philadelphia at an annual cost of \$53,073, D&O at \$7,661, Cyber insurance at \$1,848 and Employment Practices for \$7,862. Motion carried.
2. A motion was duly made and seconded to purchase a new shed for the tennis courts at a cost of \$7,420 to be charged to Capital improvements. Motion carried.
3. The Board reviewed the renderings provided by Nissho of California to reduce the turf areas outside the Clubs entrance and parking areas. The Board requested more information regarding pricing and available rebates.

VIII. MANAGER'S REPORT

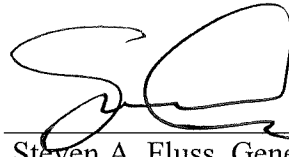
1. Manager Fluss updated the Board on the items in need of corrective action as outlined by the Stormwater inspection from the City of San Diego.
2. The gas regulator behind the pool was in need of repairs. American Leak detection completed the job under warranty.

3. The pool covers have been delivered. There is one panel that is about 6-12" to wide. This is being addressed by the vendor.
- IX. FINANCIALS
1. The Financials for April 2026 were reviewed. A motion was made and seconded to approve as presented. Motion carried.
- X. CORRESPONDENCE
1. An email correspondence was shared regarding the use of the hot pool and parental supervision.
- XI. FOR THE GOOD OF THE ORDER
- XII. ADJOURNMENT
1. With no further business the meeting was adjourned at 8:25PM.



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Rick Micheri, President



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Steven A. Fluss, General Manager