

MINUTES

Westwood Club Board of Directors Meeting

July 29th, 2025

DIRECTORS PRESENT: Gordon Tetlow, Faya Nemati, Chris Numbers, Rick Micheri

DIRECTORS ABSENT: Miguel Lopez, Emilie LaSota and Nitin Chhabra

STAFF PRESENT: Steve Fluss

STAFF ABSENT: Nora Kessler

I. CALL TO ORDER

1. The meeting was called to order at 6:58 PM in the Lounge by President Gordon Tetlow.

II. GUESTS

1. George Kemp, member 119641919 discussed topics which included the need to have a volunteer recruitment coordinator.

III. MINUTES

1. A motion was duly made and seconded to approve June 24th, 2025; Regular Meeting as presented. Motion carried.
2. A motion was duly made and seconded to approve June 24th, 2025; Executive Meeting Minutes as written. Items discussed included Legal matters, and a homeowner hearing.

IV. EXECUTIVE SUMMARY

1. Items discussed include Legal matters, AB 130 and a homeowner fee dispute.

V. COMMITTEE REPORTS

1. ARC Report

- a. There was a review of the recent ARC report prepared by Lauren Barry and presented by Rick Micheri.

VI. OLD BUSINESS

- a. An update on the progress of Club Automation was given.
- b. The Playground renovation was discussed and is tentatively scheduled for 8-14-25. A job walk was held on July 29th.
 1. The need for additional mulch was pointed out. A motion was duly made and seconded to approve an amount NTE \$4,500 to be expended to reserves. Motion carried.

VII. NEW BUSINESS

1. The Board reviewed estimates to replace the charcoal grill near the Gazebo. A discussion followed and the item was tabled until the August meeting.
2. The Board was made aware of a dividend payment from State Fund Insurance in the amount of

VIII. MANAGER'S REPORT

1. An update on the playground schedule of vendors was shared
2. Summer programs update was given
3. Late fees will be added to accounts the first week of August.

IX. FINANCIALS

1. The June 2025 financials were reviewed as presented.

X. CORRESPONDENCE

XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:03 PM.

A handwritten signature in blue ink, appearing to read 'Miguel Lopez', written over a horizontal line.

Miguel Lopez, Secretary

A handwritten signature in black ink, appearing to read 'Steven A. Pluss', written over a horizontal line.

Steven A. Pluss, General Manager