

MINUTES

Westwood Club Board of Directors Meeting

October 26th, 2021

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

DIRECTORS ABSENT: Todd LaSota, Binh

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

I. CALL TO ORDER

1. The meeting was called to order at 7:15 PM in the Lounge by Board President Rick Micheri.

II. GUESTS

1. There were no guests in attendance.

III. MINUTES

1. A motion was duly made and seconded to approve the September 28th, 2021, Executive Meeting Minutes as written. The motion carried. Discussed at this meeting were collections, the approval of liens, and personnel salaries.
2. A motion was duly made and seconded to approve the September 28th, 2021, Regular Meeting Minutes as written. The motion carried.

IV. COMMITTEE REPORTS

1. ARC met this month in person. There continues to be landscape and solar applications. There has been an inquiry regarding an ADU.
2. The Solar Ad Hoc Committee report stated that new drawings for the switch gear are being sent to SDGE by Pacific Electric. Sunspire will be submitting their application to the city of San Diego.

V. OLD BUSINESS

1. The Board reviewed an additional to replace the shade structure at the wading pool with a similar structure to the one on the large pool deck. A motion was duly made and seconded to approve the contract with Hawkins Construction with an amount NTE \$28,000 including the cost of permits and drawings. After reviewing the cost. Motion carried.

VI. NEW BUSINESS

1. The Board of Directors reviewed the draft audit. A motion was duly made and seconded to accept the audit as presented. Motion carried.
2. A motion was duly made and seconded to approve \$1,190 for this year's Reserve Study to be done by Association Reserves. Motion carried.
3. A resolution was duly made and seconded to give Patricia Wussler the authority to act on the Board's behalf at the upcoming small claims proceedings on 1-3-2022. Resolution passed.
4. A motion was duly made and seconded to approve the replacement of motor number 4 at the pool at a cost of \$715 to be expensed to reserves. Motion carried.

5. The Board discussed the removal of the large Olhousan Pool Table from the billiard room and the sofa in the teen center. Total cost of hauling \$315 to be expensed to operating. A motion was duly made and seconded to remove both items at a cost of \$315. Motion carried.
6. A motion was duly made and seconded to approve an additional 30 cubic yards of mulch at a cost of \$900 to be expensed to reserves. Motion carried.
7. The Board discussed the condition of the tennis hut (shack). It was reported that the maintenance staff could replace the roof and fascia boards. A preliminary cut list was reviewed. A motion was duly made and seconded to approve an amount NTE \$1,600 to be expensed to reserves.

VII. MANAGER'S REPORT

1. Manager Fluss reported that the Mulch required 85 cubic yards to complete the entire parking lot area. Five additional yards were left and will be used in the back area behind the baseball field.
2. Staff is still hoping to find a vendor willing to lay new carpet in the mini golf.
3. Three Phase Electric is scheduled to give a cost to move the remaining two light standards from the playground. The cost will be presented at the November meeting.
4. The change to winter hours will resume on November 1st. The operating hours will be 8am until 9pm daily.
5. Nora Kessler spoke on the upcoming activities which included the Halloween event scheduled for Saturday October 30th.
6. Discussed was the approval of the membership that attended the outdoor movie. Staff will include the costs for additional showings in the draft budget for the Board's consideration.

VIII. FINANCIALS

1. The Board reviewed the September 2021 financials. A motion was duly made and seconded to approve them as presented. The motion carried.

IX. OR THE GOOD OF THE ORDER


1. None presented.

X. CORRESPONDENCES

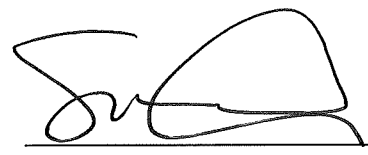
1. None presented.

XI. The ADJOURNMENT

1. A motion was duly made and seconded for adjournment at 8:13 PM. The motion carried.



Carri Thompson, Secretary



Steven A. Fluss, General Manager