MINUTES
Westwood Club Board of Directors Meeting
July 28th, 2026

DIRECTORS PRESENT: Ray Smith, Nitin Chhabra, Gordon Tetlow, Sandra Spitaleri Chris Numbers, and Faya Nemati
DIRECTORS ABSENT: Rick Micheri (Excused)
STAFF PRESENT: Steve Fluss, Nora Kessler
STAFF ABSENT: None

I. CALL TO ORDER
1. The meeting was called to order at 7:22 PM in the Lounge by Vice President Ray Smith.

II. GUESTS
1. Andy Kutzner, ARC Member, had comments and concern relating to the new Cal Fire standards.
2. Comments were made about the water heater and staff by Santinio Criscone.

III. MINUTES
1. A motion was duly made and seconded to approve June 30th, 2026; Regular Meeting as presented. Motion carried.
2. A motion was duly made and seconded to approve June 30th, 2026; Executive Meeting as presented. Motion carried. Items included legal matters,

IV. EXECUTIVE SUMMARY
1. Items discussed included Legal matters, and the resignation of Preschool Director Jill Ladoto.

V. COMMITTEE REPORTS
1. ARC Report
   a. There was a review of the recent ARC report prepared by Lauren Barry. Additional comments were made by ARC member Kutzner.
   b. None

VI. NEW BUSINESS
1. A memorandum was presented to replace the 8,20,25,30,35,40 and 45lb rubber coated dumbbell weights at a cost of $1.75 peer pound. A motion was duly made and seconded to approve the expenditure NTE $800 to be charged to the reserve account. Motion Carried.
2. An invoice from Ridgewood Tree Care to treat the pine trees for visible signs of bark beetles was reviewed and approved. A motion was duly made and seconded to expense $2120 to the landscape reserve fund. Motion carried.
3. A request to use the upper parking lot for the Scouts Bicycle Rodeo was approved. The second request was approved to discount the use of the gym for their derby at a cost of $200. Dates TBD determined by staff.

VII. MANAGER'S REPORT
1. A status report on the annual audit was shared with the Board.
2. It was reported that pool pump motor number 5 was making a high-pitched noise and will need replacement. The reserve expense will be shown on the next agenda.
3. Summer updates were given by ASGM Kessler.

VIII. FINANCIALS

1. The Financials for June 2026 were reviewed. A motion was made and seconded to approve as presented. Motion carried.
2. A motion was duly made and seconded to move $95,000 net equity to reserves. Motion Carried.

IX. CORRESPONDENCE

1. None at this time.

X. FOR THE GOOD OF THE ORDER

XI. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:29 PM.

Sandra Spitaleri

Sandra Spitaleri, Secretary

Steven A. Fluss, General Manager