

MINUTES

Westwood Club Board of Directors Meeting

April 28th, 2026

DIRECTORS PRESENT: Rick Micheri, Ray Smith, Sandra Spitaleri, Nitin Chhabra,
Chris Numbers, Gordon Tetlow and Faya Nemati

DIRECTORS ABSENT: None

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

I. CALL TO ORDER

1. The meeting was called to order at 7:08 PM in the Lounge by President Rick Micheri.

II. GUESTS

1. One guest was present and spoke on a potential program idea.

III. MINUTES

1. A motion was duly made and seconded to approve March 31st, 2026; Regular Meeting as presented. Motion carried.
2. A motion was duly made and seconded to approve March 31st, 2026; Executive Meeting as presented. Motion carried. Items included legal matters, and a homeowner meet and confer.

IV. EXECUTIVE SUMMARY

1. Items discussed included Legal matters, a request for ADR and IDR, personnel benefits.

V. COMMITTEE REPORTS

1. ARC Report

- a. There was a list presented that defined a list of health and safety violations.

VI. OLD BUSINESS

- a. None

VII. NEW BUSINESS

1. The Board heard that a group of adults in the community have a cover / garage band and are seeking approval to play on the grounds for their friends and community at no charge. Staff was instructed to work with them to schedule.
2. The Board discussed a recent storm water inspection and the corrective actions needed to be taken.
 - a. A preliminary bid from Drain Mob was reviewed. The work would include routing the pool deck drain line in the pump room to the sump which leads to the sewer system. A motion was made and seconded to approve an amount NTE \$20,000 to complete the task in a timely manner.
 - b. Manager Fluss reported that the Green Waste Dumpster was replaced.
 - c. A site meeting will be held with Nissho to discuss irrigation overspray. The Board recommended that a map of the irrigation be created at the same time.
 - d. Maintenance will work on elevating and disposing of the steel items in the report.
3. The Board was made aware of a dead pine tree near Poblado Court on the Club side of the fence. The tree has been scheduled to be removed on May 1st.
4. A motion was duly made and seconded to approve the invoice from Knorr pools for the replacement of the pool cover. After the grant funding the total cost to the community is \$2,329 which covers the tax and shipping. Motion carried.

5. A motion was duly made and seconded to appoint Gordon Tetlow to act on the Boards behalf in and IDR with 119640274. Motion carried

VIII. MANAGER'S REPORT

1. It was reported that 90% of the Associate memberships are now in use.
2. The Storm water report was shared and discussed with the Board.
3. It was reported that Lifeguard and camp hires are now ongoing.
4. The office is being converted in-house to accommodate the sales previously done in the teen center.
5. The Diving Board bases have been installed, and it was reported that the original anchors were found to be acceptable by the contractor. This allowed the installation to remain in the same location.
6. Manager Fluss reported that SDGE recalculated the electric bills resulting in a savings and credits to the electric bill.

IX. FINANCIALS

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

X. CORRESPONDENCE

1. The Board reviewed an incident report dated 4/8/2026.

XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:24 PM.



Rick Micheri, President



Steven A. Fluss, General Manager