MINUTES
Westwood Club Board of Directors Meeting
September 29th, 2026

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

II. GUESTS
1. Four members were present, two of which addressed the Board.

III. MINUTES
1. A motion was duly made and seconded to approve August 25th, 2026; Regular Meeting as presented. Motion carried
2. A motion was duly made and seconded to approve August 25, 2026; Executive Meeting as presented. Motion carried. Items included legal matters and personnel matters relating to staffing the Programs Department.

IV. EXECUTIVE SUMMARY
1. Items discussed included Legal matters, member discipline and Personnel matters.
2. "Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the following property: APN 678-141-04-00
3. "Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the following property: APN 273-570-09-08

V. COMMITTEE REPORTS
1. ARC Report
    a. There was a review of the recent ARC report prepared by Lauren Barry. Presented by Rick Micheri.

VI. OLD BUSINESS
1. The Board discussed the renovation of Gazebo. Staff are working currently to secure bids from 2 contractors.
2. The Board reviewed the revisions to the Daxko contract. A motion was duly made and seconded to approve the agreement for the coming contract year as presented. Motion carried.
3. The Board discussed having a more detailed inspection of the Gymnasium beams.

VII. NEW BUSINESS
1. The Board reviewed the proposal from Element Electric to run two dedicated lines for hand blowers in the locker rooms at a cost of $4,500. A motion was duly made and seconded to approve the expenditure to the Reserve account. Motion carried.
2. A motion was duly made and seconded to approve the replacement of the spa filter at a cost of $2,300 to be charged to reserves. Motin Carried.

3. The Board reviewed the options to replace the propane grill with a new 38" insert. A motion was duly made and seconded to approve from Reserves NTE $2,000. Motion carried.

VIII. MANAGER'S REPORT

1. Manager Fluss reported that the audit is still in progress.
2. The candles for the Luminarias are on sight. Pricing will be $18 for a standard kit and $25 for a corner lot.
3. ASGM Kessler spoke on plans for the upcoming Halloween event on October 24th from 11am until 2pm.

IX. FINANCIALS

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

X. CORRESPONDENCE

1. None at this time.

XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:10 PM.

Sandra Spitaleri, Secretary

Steven A. Fluss, General Manager