

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Tuesday, August 10, 2021

- **Meeting called to order: 7:02 PM**

- **Board Members Present:**

President, Beth Riley;
Secretary/Management Liaison, Christine Denbo;
Vice-President/Treasurer, Deb Eliason;
Community Relations, Ted Gribble;
Member Relations, Bridget Steffensen
Architectural Control, Darcie Giacchetto;
Zubin Chichgar;
Loretta Kilheffer

Board Members Absent:

Buildings & Grounds, Ed Munson;

- **Staff Present:**

Nancy Foxhall, Phil Baker

- **Visitors:**

G. Baker, H. Taylor, D. Minck, L. Colvin, T. Lancaster,
B. Nicol, R. Nicol, R. Volkert, C. Dail, M. Pratt,
K. Henry

- **Secretary's Report:**

Christine Denbo

Motion to approve the July 2021 Minutes

Motioned by: Ted Gribble

Seconded by: Bridget Steffensen

Minutes approved.

- **Vice President/**

Treasurer's Report:

Deb Eliason- Report given

Must find a solution to get homeowners to
maintain their slopes

- **Financial Report presented for Approval:**

Prepared and presented by Phil Baker.

The July 2021 month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$467,946.12. The Replacement Reserve balance for July 2021 at \$190,206.29. July 2021 month-end Delinquent HOA Dues Accounts Receivable were \$2840 for 41 properties ranging in balances due from \$5-\$230.

Motion to approve the July 2021 Financials and the
Treasurer's/Accountant's Reports as presented:

Motioned by: Bridget Steffensen

Seconded by: Christine Denbo

Approved.

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- **Manager's Report:** Nancy Foxhall
 - Buzz Gate in need of electrical Repairs and New Mechanisms.
Motion to approve the Universal Wiring Bid in the amount of \$500 from the Replacement Reserve Account:
Motioned by: Ted Gribble
Seconded by: Bridget Steffensen
Approved.
 - Bid from Universal Wiring to troubleshoot lighting in walkway, add lighting to covered upper patio, fix/replace old lighting and change out timers.

Motion to approve the Universal Wiring Bid in the amount of \$1250 from the Replacement Reserve Account:
Motioned by: Deb Eliason
Seconded by: Ted Gribble
Approved.
 - Fall Family Fun Night scheduled for 10/2/2021 from 6-9pm
 - Movie night and 2 Night Swims have been scheduled for August.
 - CD matures on August 30th, 2021
 - Bid presented from Affordable Awnings. Getting more bids on sail shades for the playground.
 - Pool furniture arrived. Two tables were returned because of damage. Should be replaced shortly.
 - Swim Lessons have ended but private lessons continue

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- **Architectural Control:** Darcie Giacchetto- Report Presented.
Letters have been sent.
 - Formal letter will be sent to Ravencrest home with request to attend a hearing next month.

- **Buildings & Grounds:** Ed Munson- Not Present; Report Submitted

- **Community Relations:** Ted Gribble- Report Presented
 - Brea Plaza Project DEIR
 - Sound Wall on Birch
 - Median Project

- **Member Relations:** Bridget Steffensen- Report Presented
 - Sept 24, 2021- Friday Friends Night, Adults only

- **Management Liaison:** Christine Denbo - Report Presented
Will contact attorney regarding CEQA Land Use Attorney referral (increased crime, traffic, noise)
Setup Brea Plaza Town Hall Meeting
Set up Google Form for Resident questions and feedback re:Brea Plaza Project

GLENBROOK ACTIVITY REPORTS:

- **Women's Club Report:** Selling spots for the 2021 Holiday Bazaar; Progressive Dinner

- **CERT:** No Report

- **Swim Team Report:** Completed Season.

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BUSINESS ITEMS:

Old Business:

None

New Business:

Proposed Board Positions

President- Beth Riley

Vice President- Deb Eliason

Treasurer- Darcie Giacchetto

Secretary- Zubin Chichgar

Management Liaison- Christine Denbo

Community Relations- Ted Gribble

Buildings and Grounds- Ed Munson

Architectural Control- Loretta Kilheffer

Member Relations- Bridget Steffensen

Bulletin Deadline:

8/21/21

Meeting adjourned at 9:29 pm.

Motioned by: Bridget Steffensen, Seconded by: Ted Gribble, Approved.

Minutes Respectfully submitted by Christine Denbo.