

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Tuesday, September 14, 2021

- **Closed Session Meeting called to order: 6:44 PM**
- **Closed Session Meeting adjourned: 7:19 PM**
- **Regular Board Meeting Called to Order: 7:21 PM**
- **Board Members Present:** President, Beth Riley;
Secretary/Management Liaison, Christine Denbo;
Vice-President/Treasurer, Deb Eliason;
Community Relations, Ted Gribble;
Buildings & Grounds, Ed Munson;
Architectural Control, Darcie Giacchetto;
Zubin Chichgar;
Loretta Kilheffer
- **Board Members Absent:** Member Relations, Bridget Steffensen
- **Staff Present:** Nancy Foxhall, Phil Baker
- **Visitors:** G. Baker, W. Stakley, D. Minck, D. Amaya,
D. Smith, K. Henry
- **Secretary's Report:** Christine Denbo

Motion to approve the amended August 2021 Minutes
Moted by: Ted Gribble
Seconded by: Loretta Kilheffer
Minutes approved.
- **Vice President/
Treasurer's Report:** Deb Eliason- Report Presented
- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The August 2021 month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$478,101.39. The Replacement Reserve balance for August 2021 at \$195,331.03. August 2021 month-end Delinquent HOA Dues Accounts Receivable were \$1380 for 21 properties ranging in balances due from \$10-\$230.

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

Moted by: Ed Munson
Seconded by: Zubin Chichgar
Approved.

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- **Manager's Report:** Nancy Foxhall
 - 2 night swims scheduled- September 10 and September 24
 - Club hours 9-5 Monday- Friday; Pool closed weekdays and open 12-7 in September
 - Fall Family Fun Night- October 1st
 - Planning Halloween Haunt including window displays

 - 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 concrete fill the gated area before the pool near the upper patio to get rid of the border step.
 - Motion to approve the Universal Wiring Bid in the amount of \$3000 from the Replacement Reserve Account:
 - Motioned by: Christine Denbo
 - Seconded by: Loretta Kilheffer
 - Approved.

 - Getting additional acoustic removal bids

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- **Architectural Control:** Darcie Giacchetto- Report Presented.
Letters have been sent.
 - Formal letter will be sent to Ravencrest home with summary of closed session meeting.

- **Buildings & Grounds:** Ed Munson- Report Presented

- **Community Relations:** Ted Gribble- Report Presented
 - Brea Plaza Project DEIR; Air Quality
-Ask for Conditions of Approval
-No Health Risk Analysis Included in DEIR
 - Median Project

- **Member Relations:** Bridget Steffensen- Not Present
 - Sept 24, 2021- Friday Friends Night, Adults only

- **Management Liaison:** Christine Denbo - Report Presented

GLENBROOK ACTIVITY REPORTS:

- **Women's Club Report:** Selling spots for the 2021 Holiday Bazaar; Progressive Dinner
- **CERT:** No Report
- **Swim Team Report:** No Report

BUSINESS ITEMS:

- Old Business:** Vote on final board positions next month
- New Business:** None
- Bulletin Deadline:** 9/21/21

Meeting adjourned at 8:37 PM

Motioned by: Zubin Chichgar Seconded by: Ed Munson, Approved.

Minutes Respectfully submitted by Christine Denbo.