

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Tuesday, November 9, 2021

- **Regular Board Meeting Called to Order: 7:03 PM**
- **Board Members Present:** Vice-President, Deb Eliason;
President, Beth Riley;
Management Liaison, Christine Denbo;
Community Relations, Ted Gribble;
Buildings & Grounds, Ed Munson;
Member Relations, Bridget Steffensen;
Architectural Control, Darcie Giacchetto;
Secretary, Zubin Chichgar;
- **Board Members Absent:** Treasurer, Loretta Kilheffer
- **Staff Present:** Nancy Foxhall, Phil Baker
- **Visitors:** Concerns Brea Plaza, new constructions around the neighborhood and Thank You to the Glenbrook HOA Board Members for their service.

- **Secretary's Report:** Zubin Chichgar

Motion to approve the amended October 2021 Minutes

Motioned by: Christine Denbo

Seconded by: Ted Gribble

Minutes approved.

- **Vice President/
Treasurer's Report:** Deb Eliason- Report Presented

- **Financial Report presented for Approval:**

Prepared and presented by Phil Baker.

The October 2021 month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$481,359.36. The Replacement Reserve balance for October 2021 at \$1188,330.30. October 2021 month-end Delinquent HOA Dues Accounts Receivable were \$2,830.00 for 27 properties ranging in balances due from \$10-\$360.

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

Motioned by: Deb Eliason

Seconded by: Ed Munson

Approved.

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- **Manager's Report:** Nancy Foxhall

- There are four CDs that have matured. They have been reinvested as \$50,000.00 CDs at a rate of .10% (due to mature on 4/20/202 and 4/27/2022).
- Popcorn removal and recessed lighting installation in the game room, main lounge and multi-purpose room will begin on Monday, November 15th.
- Halloween Haunt was a great success
- Gifts for staff

Motion to approve the gifts for staff in the amount of \$600 (12 gift cards)

Motioned by: Ted Gribble

Seconded by: Darcie Giacchetto

Approved.

- Bid from Universal Wiring for acoustic removal, new lighting and paint for game room, fireplace room and recreational hall.

Motion to approve the Bid in the amount of \$11,680 from the Replacement Reserve Account:

Motioned by: Bridget Steffensen

Seconded by: Loretta Kilheffer

Approved.

- Reschedule board holiday dinner to Tuesday, 12/7/2022 @ 6pm.

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Tuesday, October 12, 2021

- **Architectural Control:** Darcie Giacchetto - Report Presented.
Letters have been sent.
 - Lawyer letter sent to Ravenscrest home with a summary of items of upkeep.
- **Buildings & Grounds:** Ed Munson - Report Presented
- **Community Relations:** Ted Gribble - Report Presented
 - Brea Plaza Project
- developer asked for a vote extension
- **Member Relations:** Bridget Steffensen
11/11/21 - Thursday 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:** Children's shopping day 12/11/2022.

BUSINESS ITEMS:

- | | |
|----------------------|------|
| A. Old Business: | None |
| B. New Business: | None |
| C. Pending Projects: | None |
| D. Follow-up Items: | None |

Meeting adjourned at 8:07 PM

Motioned by: Christine Denbo, Seconded by: Ed Munson, Approved.

Executive Session started at 8:07pm

Motioned by: Ted Gribble; Seconded by: Ed Munson, Approved.

- Personnel issues were discussed.
Motioned by: Zubin Chichgar,
Seconded by: Ted Gribble, Approved.

Executive Meeting adjourned at 8:18 PM

Motioned by: Deb Eliason, Seconded by: Bridget Steffensen, Approved.

Minutes Respectfully submitted by Zubin Chichgar and Christine Denbo.