

# BREA GLENBROOK CLUB BOARD MEETING MINUTES

## Tuesday, June 14, 2022

- **Regular Board Meeting Called to Order: 7:05 PM**

- **Board Members Present:** President, Beth Riley;  
Vice-President, Deb Eliason;  
Management Liaison, Christine Denbo;  
Buildings & Grounds, Ed Munson;  
Architectural Control, Darcie Giacchetto;  
Secretary, Zubin Chichgar;  
Member Relations, Bridget Steffensen;

- **Board Members Absent:** Treasurer, Ted Gribble;

- **Staff Present:** Phil Baker, Nancy Foxhall

- **Visitors:** Renee and Karla Alvarez, K. Henry

- **Vice President's Report** Deb Eliason - No Report

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

Motion to approve April 2022 Minutes

Motioned by: Deb Eliason

Seconded by: Christine Denbo

Minutes approved.

- **Treasurer's Report:** Ted Gribble - Not Present

- **Financial Report presented for Approval:**

Prepared and presented by Phil Baker.

The May 2022 month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$555,851.61. The Replacement Reserve balance for May 2022 at \$208,560.56. May 2022 month-end Delinquent HOA Dues Accounts Receivable were \$1950 for 25 properties ranging in balances due from \$10-\$280.

Motion to approve the May 2022 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

- Two CD's purchased. Maturation: 2/23 (1.45%) and 11/22 (1.1%)
- Swim Lessons for the summer have started
- Insurance bids presented from Rey Insurance and Don Minck/Philadelphia Insurance

Motion to approve bid from Don Minck/Henderson Insurance Option 1 Business Package including crime and hired/non hired auto, \$3mil Umbrella/\$2mil D&O for a Total Premium of \$21,108.00 as presented:

Motioned by: Deb Eliason

Seconded by: Bridget Steffensen

Approved.

- Bids presented for cement step area

Motion to approve the bid from Wright Constriction pending insurance verification and hauling included as presented:

Motioned by: Bridget Steffensen

Seconded by: Deb Eliason

Approved.

- **Architectural Control:**

Darcie Giacchetto - Report Presented

- **Buildings & Grounds:**

Ed Munson - Report Presented

- **Community Relations:**

Ted Gribble - Not Present

- **Member Relations:**

Bridget Steffensen - Report Presented

- **Management Liaison:**

Christine Denbo - Report Presented

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**BUSINESS ITEMS:**

- |                      |                                     |
|----------------------|-------------------------------------|
| A. Old Business:     | Memorial Day BBQ recap              |
| B. New Business:     | July 4th BBQ will be held on 7/4/22 |
| C. Pending Projects: | None                                |
| D. Follow-up Items:  | None                                |

Meeting adjourned at 8:35 PM

Executive Session to discuss pending legal matters began at 8:35 PM

Executive Session ended at 9:02

**Meeting adjourned at 9:03 PM**

Motioned by: Deb Eliason; Seconded by: Christine Denbo, Approved.