

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Tuesday, October 11, 2022

- **Regular Board Meeting Called to Order: 7:00 PM**
- **Board Members Present:** President, Beth Riley;
Secretary, Zubin Chichgar;
Treasurer/Community Relations, Ted Gribble;
Management Liaison, Christine Denbo
Buildings & Grounds, Ed Munson;
- **Board Members Absent:** Vice-President, Deb Eliason;
Architectural Control, Darcie Giacchetto;
Member Relations, Bridget Steffensen;
- **Staff Present:** Phil Baker, Nancy Foxhall
- **Visitors:** K. Henry, G. Baker, T. Gribble
- **Vice President's Report** Deb Eliason - No Report
- **Secretary's Report:** Zubin Chichgar- Report Presented
Minutes presented by board for review.
Motion to approve September 2022 Minutes
Motedioned by: Christine Denbo
Seconded by: Ed Munson
Minutes approved.
- **Treasurer's Report:** Ted Gribble- Report Presented
- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The September 2022 month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$511,868.22. The Replacement Reserve balance for September 2022 at \$222,941.20. September 2022 month-end Delinquent HOA Dues Accounts Receivable were \$3800.00 for 26 properties ranging in balances due from \$5 - \$990.

Motion to approve the September 2022 Financials and the Treasurer's/Accountant's Reports as presented:
Motedioned by: Ted Gribble, Seconded by: Christine Denbo; Approved.

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- **Manager's Report:** Nancy Foxhall
 - Pool is now closed for the fall/winter
 - Tiny tot room remodel completed
 - Copier delivered and installed
 - Cameras Installed
 - Plumber replaced kitchen sink and unclogged the boys bathroom

- **Architectural Control:** Darcie Giacchetto - Report Presented..

- **Buildings & Grounds:** Ed Munson - Report Presented.
 - Landscapers will trench and fill the planter with rocks.

- **Community Relations:** Ted Gribble - Report Presented.
 - Code Enforcement Issue on Dover- Unlicensed Contractor

- **Member Relations:** Bridget Steffensen - No Report.

- **Management Liaison:** Christine Denbo - Report Presented.
 - Looking into digital file storage solutions.

- **GLENBROOK ACTIVITY REPORTS:**
 - **Women's Club Report:** Bazaar 12/3/22.
 - **CERT:** None.
 - **Swim Team Report:** None.

- **BUSINESS ITEMS:**
 - A. Old Business: Small Claims Court Recap
Fall Family Fun Night was enjoyed by many residents!

 - B. New Business: 223 Redbay is in Probate. Board must take action to authorize Fiore, Racobs, & Powers to record a lien on the property for assessment collection on behalf of Brea Glenbrook Club..

Motion to authorize Fiore, Racobs, & Powers to record a lien for assessment collection on the property in probate located at 223 Redbay.:
Motioned by: Ted Gribble, Seconded by: Zubin Chichgar;
Unanimously Approved.

 - C. Pending Projects: Gather additional bids for the fireplace project.

 - D. Follow-up Items: None

- **Meeting adjourned at 8:13 PM**
Motioned by: Christine Denbo, Seconded by: Ed Munson, Approved.