

# BREA GLENBROOK CLUB BOARD MEETING MINUTES

Tuesday, January 10, 2023

- **Regular Board Meeting Called to Order: 7:00 PM**

- **Board Members Present:** President, Beth Riley;  
Treasurer/Community Relations, Ted Gribble;  
Management Liaison, Christine Denbo  
Buildings & Grounds, Ed Munson;  
Vice-President, Deb Eliason;  
Architectural Control, Darcie Giacchetto;

- **Board Members Absent:** Secretary, Zubin Chichgar

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

- **Visitors:** K. Henry, G. Baker

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

- **Secretary's Report:** Report Presented

Minutes presented by board for review.

Motion to approve October & November 2022 Minutes

Motioned by: Deb Eliason

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 December 2022 month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$512,368.58. The Replacement Reserve balance for December 2022 at \$226,141.20. December 2022 month-end Delinquent HOA Dues Accounts Receivable were \$4420.00 for 33 properties ranging in balances due from \$5 - \$1200.

Motion to approve the December 2022 Financials and the Treasurer's/Accountant's Reports as presented:

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

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

- Need to have lighting installed behind the storage building on the pool deck. Need to replace windows and wood surrounding due to break in
- New microwave installed
- Electrician scheduled for repairs in the kitchen, bathrooms and outdoor lighting

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- **Architectural Control:** Darcie Giacchetto - Report Presented.
  - Board reviewed Architectural control application for front balcony sail shade installation. Decision letter will be sent via email and via certified mail.
  - Letters to be sent to additional addresses as directed to staff.
  
- **Buildings & Grounds:** Ed Munson - Report Presented
  - Seeking Landscape Architect contacts for the front of the clubhouse project. Christine will help with this.
  
- **Community Relations:** Ted Gribble - Report Presented.
  - No update on Mercury Property Sale
  
- **Member Relations:** Open
  
- **Management Liaison:** Christine Denbo - Report Presented.
  - Motion to approve retainer renewal for Fiore, Racobs, & Powers  
Motioned by: Deb Eliason, Seconded by: Ed Munson  
Approved.
  
- **GLENBROOK ACTIVITY REPORTS:**
  - **Women's Club Report:** Scholarship and Spring Tea are coming up..
  - **CERT:** None.
  - **Swim Team Report:** None.
  
- **BUSINESS ITEMS:**
  - A. Old Business: Reserve Study will be scheduled.
  - B. New Business: Next meeting  
**\*Wednesday, February 15, 2023.**
  
  - C. Pending Projects: None
  - D. Follow-up Items: None
  
- **Regular Meeting Adjourned at 8:35 pm.** Motioned by: Christine Denbo, Seconded by: Darcie Giacchetto. Approved
- **Executive Session called to order at 8:35 pm.**
- **Executive Session adjourned at 8:48 PM**  
Motioned by: Ted Gribble, Seconded by: Ed Munson, Approved.