

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, March 15, 2023

- **Regular Board Meeting Called to Order: 7:01 PM**
- **Board Members Present:** President, Beth Riley;
Vice-President, Deb Eliason;
Management Liaison, Christine Denbo
Buildings & Grounds, Ed Munson;
Architectural Control, Darcie Giacchetto;
Treasurer/Community Relations, Ted Gribble;
Member Relations, Cesar Zavala;
Secretary, Zubin Chichgar;
- **Board Members Absent:** None
- **Staff Present:** Phil Baker, Nancy Foxhall
- **Visitors:**
- **Vice President's Report:** Deb Eliason - Report Presented
HOA wall washout needs painting.
Sidewalks need to be examined by the City.
- **Secretary's Report:** Report Presented
Minutes presented to board for review.
Motion to approve March 2023 Minutes
Moted by: Deb Eliason
Seconded by: Christine Denbo
- **Treasurer's Report:** Ted Gribble - No Report
- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The March 2023 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$579,659.55. The Replacement Reserve balance for March 2023 at \$240,141.20. March 2023 month-end Delinquent HOA Dues Accounts Receivable were \$4,795.00 for 30 properties ranging in balances due from \$60 - \$1,210.00.
Motion to approve the March 2023 Financial and the Treasurer's/Accountant's Reports as presented:
Moted by: Deb Eliason. Seconded by: Christine Denbo.
Approved.
- **Manager's Report:** Nancy Foxhall
 - Present bids to replace the pool deck bathroom windows.
 - Redbay property sold and is in the process of being cleaned up.
 - Valverde property fell through.
 - Cupcake decorating class on Tuesday, March 21st from 6-8pm.
 - Received the interest from the matured CD's - \$3,591.83
 - Waiting for payment of back dues and lawyer fees from the law office

from Redbay sale. They will release the lien as well.

Motion to approve replacing windows in the poolside bathroom for \$3,024.00 by California Replacement Windows as presented: Motioned by: Ted Gribble. Seconded by: Zubin Chichgar. Approved.

- **Architectural Control:** Darcie Giacchetto - Report presented
 - Lights on the Ravencrest home are too bright.

- **Building & Grounds:** Ed Munson - Report presented
 - Motion to approve renderings from Simple Outdoor Living for front of club house for \$2500 and whole clubhouse outdoor renderings for \$5000 as presented:
 - Motioned by: Deb Eliason. Seconded by: Ted Gribble. Approved.

- **Community Relations:** None

- **Management Liaison:** Christine Denbo - Report presented.
 - Scanning project
 - Great Purge
 - Lawyer letter & Paint recommendations

- **Member Relations:** None

- **GLENBROOK ACTIVITIES REPORT:**
 - **Women's Club Report:** Scholarships for High Schools will be up coming.
Oscar party.
April 30th - Spring Tea event.
 - **CERT:** None
 - **Swim Team Report:** None

- **BUSINESS ITEMS:**
 - **Old Business:** Swim Masters will start in May.
Pool will open on weekends starting spring break.
 - **New Business:** None
 - **Pending Projects:** None
 - **Follow-up Items:** None

- **Meeting adjourned at 7:59 PM**

Motioned by: Christine Denbo. Seconded by: Zubin Chichgar. Approved.