

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, April 12, 2023

- **Regular Board Meeting Called to Order: 6:45 PM**
 - **Start Executive Session @ 6:45pm**
 - Motioned by: Christine Denbo. Seconded by: Zubin Chichgar
 - **End Executive Session @ 7:01pm**
 - Motioned by: Ted Gribble.. Seconded by: Ed Munson
- **Board Members Present:** President, Beth Riley;
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:** Vice-President, Deb Eliason;
- **Staff Present:** Phil Baker, Nancy Foxhall
- **Visitors:**
- **Vice President's Report:** Deb Eliason
- **Secretary's Report:** Report Presented
Minutes presented to board for review.
Motion to approve April 2023 Minutes
Motioned by: Ed Munson
Seconded by: Darcie Giacchetto
- **Treasurer's Report:** Ted Gribble - Dues increase study.
- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The April 2023 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$600,183.00. The Replacement Reserve balance for April 2023 at \$246,841.20. April 2023 month-end Delinquent HOA Dues Accounts Receivable were \$3,060.00 for 29 properties ranging in balances due from \$10 - \$330.00.
Motion to approve the April 2023 Financial and the Treasurer's/Accountant's Reports as presented:
Motioned by: Christine Denbo. Seconded by: Cesar Zavala.
Approved.

- **Manager's Report:** Nancy Foxhall
 - Redbay property was sold and a check was received from the law office.
 - Valverde property sold and full payment received.
 - In the process of hiring new lifeguards for the summer season.
 - Pool deck bathroom window install is April 13, 2023.
 - Masters swim program will begin April 17, 2023.
 - Swim lesson sign-ups start May 1st for Glenbrook residents.

- **Architectural Control:** Darcie Giacchetto - Report presented
 - Letters sent for trash cans and landscaping.

- **Building & Grounds:** Ed Munson - Report presented

- **Community Relations:** Ted Gribble - Report presented

- **Management Liaison:** Christine Denbo - Report presented.
 - Lifeguards (New & Certifications)

- **Member Relations:** Cesar Zavala - Report presented
 - Neighborhood Watch due to break-ins.

- **GLENBROOK ACTIVITIES REPORT:**
 - **Women's Club Report:** April 30th - Spring Tea event.
 - **CERT:** None
 - **Swim Team Report:** Registration 6/19. Swim lesson registration 5/1

- **BUSINESS ITEMS:**
 - **Old Business:** None
 - **New Business:** None
 - **Pending Projects:** None
 - **Follow-up Items:** None

- **Meeting adjourned at 7:49 PM**
 - Motioned by: Christine Denbo. Seconded by: Cesar Zavala. Approved.