

# BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, June 14, 2023

- **Board Meeting Called to Order: 7:00pm**
- **Board Members Present:** President, Beth Riley;  
Management Liaison, Christine Denbo  
Buildings & Grounds, Ed Munson;  
Architectural Control, Darcie Giacchetto;  
Treasurer/Community Relations, Ted Gribble;  
Secretary, Zubin Chichgar;
- **Board Members Absent:** Vice-President, Deb Eliason;  
Member Relations, Cesar Zavala;
- **Staff Present:** Phil Baker, Nancy Foxhall
- **Visitors:** D. Minck
- **Vice President's Report:** Deb Eliason
- **Secretary's Report:** Report Presented  
Minutes presented to board for review.  
Motion to approve May 2023 Minutes  
Moted by: Christine Denbo  
Seconded by: Ed Munson  
Approved
- **Treasurer's Report:** Ted Gribble
- **Financial Report presented for Approval:**  
Prepared and presented by Phil Baker.  
The May 2023 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$601,413.61. The Replacement Reserve balance for May 2023 at \$256,167.20. May 2023 month-end Delinquent HOA Dues Accounts Receivable were \$3,210.00 for 29 properties ranging in balances due from \$20 - \$260.00.  
Motion to approve the May 2023 Financial and the Treasurer's/Accountant's Reports as presented:  
Moted by: Christine Denbo. Seconded by: Darcie Giacchetto.  
Approved.

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- **Manager's Report:** Nancy Foxhall
  - CD for \$250,000 matured on May 31, 2023 and earned \$3,980.42 in interest. The \$250,000 has been reinvested at an interest rate of 5.35% and matures December 15, 2023.
  - Modified renderings received from Bryan Gustavson.
    - Motion to approve the design plans and solicit bids:  
Motioned by: Ed Munson. Seconded by: Ted Gribble.  
Approved.
  - Swim lessons started Monday, June 12th and aqua aerobics started Tuesday, June 13th.
  - Philadelphia Insurance Company Quote received.
    - Business Package Policy - Property & Liability - \$16,489
    - Umbrella \$2,150
    - Directors & Officers Policy - \$4,504
    - Motion to approve the new insurance quote for the HOA:  
Motioned by: Ted Gribble. Seconded by: Ed Munson.  
Approved.
  
- **Architectural Control:** Darcie Giacchetto
- **Building & Grounds:** Ed Munson
- **Community Relations:** Ted Gribble
- **Management Liaison:** Christine Denbo - Report presented.
  - 10 Lifeguards certified
  - 90+ hours of continuing education
  - Staff Meeting
  - July 4th BBQ
  - July 9th - Wine Tasting
  
- **Member Relations:** Cesar Zavala
  
- **GLENBROOK ACTIVITIES REPORT:**
  - **Women's Club Report:** Scholarships given to high school recipients
  - **CERT:** None
  - **Swim Team Report:** Start Monday June 19th
  
- **BUSINESS ITEMS:**
  - **Old Business:** None
  - **New Business:** None
  - **Pending Projects:** None
  - **Follow-up Items:** None
  
- **Meeting adjourned at 7:59 PM**
  - Motioned by: Ted Gribble. Seconded by: Christine Denbo. Approved.