

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, September 13, 2023

- **Board Meeting Called to Order: 7:01pm**

- **Board Members Present:** Vice-President, Deb Eliason;
Management Liaison, Christine Denbo
Buildings & Grounds, Ed Munson;
Architectural Control, Darcie Giacchetto;
Member Relations, Cesar Zavala;
Treasurer, Michael Tinio;
Community Relations, Ted Gribble;
Secretary, Zubin Chichgar;

- **Board Members Absent:** President, Beth Riley;

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

- **Visitors:** J. Baker

- **Vice President's Report:** Deb Eliason

- **Secretary's Report:** Report Presented
Minutes presented to board for review.
Motion to approve August 2023 Minutes
Motedioned by: Ed Munson
Seconded by: Christine Denbo
Approved

- **Treasurer's Report:** Ted Gribble

- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The September 2023 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$588,692.87. The Replacement Reserve balance for September 2023 at \$276,960.51. September 2023 month-end Delinquent HOA Dues Accounts Receivable were \$1,995.00 for 23 properties ranging in balances due from \$10 - \$390.00.
Motion to approve the September 2023 Financial and the Treasurer's/Accountant's Reports as presented:
Motedioned by: Christine Denbo. Seconded by: Deb Eliason.
Approved.

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, August 9, 2023

- **Remodel Committee:**

The committee has reviewed the three different bids. They have recommended moving forward with Simple Outdoor Living for the construction of the HOA Clubhouse.

Motion to start major renovation in January and to accept contract from Simple Outdoor Living for \$162,500.00

Motioned by: Christine Denbo. Seconded by: Ed Munson..
Approved.

- **Manager's Report:**

Nancy Foxhall

- The HOA light post needs to be fixed. Will contact the electrician.
- CD matured 9/8/2023, reinvested in 6 month CD for 5%.
- Need to collect bids for fireplace update.
- Need to collect bids for tiny tots room update.
- October 1st - Will send dues letter increase.
- October 13th Family is Fun Night

- **Architectural Control:**

Darcie Giacchetto

- ADU discussion
- Trash can letters sent
- Lawn letters sent

- **Building & Grounds:**

Ed Munson

- **Community Relations:**

Ted Gribble

- **Management Liaison:**

Christine Denbo

- **Member Relations:**

Cesar Zavala

- Will include safety tips in the next newsletter

- **GLENBROOK ACTIVITIES REPORT:**

- **Women's Club Report:** Progressive Dinner was canceled.
- **CERT:** None
- **Swim Team Report:** None

- **BUSINESS ITEMS:**

- **Old Business:** None
- **New Business:** Discuss potential increase in rental fees next session.
- **Pending Projects:** None
- **Follow-up Items:** None

- **Meeting adjourned at 8:35 PM**

Motioned by: Michael Tinio. Seconded by: Darcie Giacchetto. Approved.