

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, April 10, 2024

- **Board Meeting Called to Order: 7:04 pm**
- **Board Members Present:** President, Beth Riley
Vice-President, Deb Eliason;
Management Liaison, Christine Denbo
Treasurer, Michael Tinio;
Community Relations, Ted Gribble;
Secretary, Zubin Chichgar;
- **Board Members Absent:** Architectural Control, Darcie Giacchetto;
Buildings & Grounds, Ed Munson;
Member Relations, Cesar Zavala;
- **Staff Present:** Phil Baker, Nancy Foxhall
- **Visitors:** G. Baker
B. Butler (2075 W. Moreland)
- **Vice President's Report:** Deb Eliason - report given
- **Secretary's Report:** Report Presented
Minutes presented to board for review.
Motion to approve March 2024 Minutes
Motioned by: Christine Denbo
Seconded by: Deb Eliason
Approved
- **Treasurer's Report:** Michael Tinio - report given
- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The March 2024 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$487,975.00. The Replacement Reserve balance for March 2024 at \$125,703.93. March 2024 month-end Delinquent HOA Dues Accounts Receivable were \$5,729.33 for 66 properties ranging in balances due from \$5 - \$1,209.33
Motion to approve the March 2024 Financial and the Treasurer's/Accountant's Reports as presented:
Motioned by: Ted Gribble. Seconded by: Christine Denbo.
Approved.

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Wednesday, March 13, 2024

- **Manager's Report:** Nancy Foxhall
 - CDs expiring on 4/1 and 4/8. 4/1 CD will be reinvested in CD.
 - Roof cleaning, Tile repair & Flashing for HOA Clubhouse
 - Motion to approve Santiago Roofing for roof cleaning, tile repair and flashing work for the HOA Clubhouse for \$1850 (to be taken from the replacement reserve).
 - Motioned by: Christine Denbo. Seconded by: Ted Gribble..
 - Abstained: Deb Eliason. Approved.
 - HOA Clubhouse Painting
 - Motion to approve Liberty Painting for HOA Clubhouse painting (including Rod Iron Planters) for \$23,380 (including Behr/Dunn Edwards paint).
 - Motioned by: Deb Eliason Seconded by: Michael Tinio. Approved.
 - Waterproofing need on HOA Clubhouse side
 - Motion to approve Antigua Global for HOA Clubhouse side waterproofing for \$3,200.00 (to be taken from the replacement reserve).
 - Motioned by: Ted Gribble. Seconded by: Michael Tinio. Approved.

- **Architectural Control:** None
- **Building & Grounds:** None
- **Community Relations:** Ted Gribble - Report Presented
- **Management Liaison:** Christine Denbo - Report Presented
 - Swim Masters started on 4/8.
 - Motion to approve Newman CPA as new Auditor for \$3,000.00 for each Tax Year.
Motioned by: Deb Eliason. Seconded by: Zubin Chichgar. Approved.

- **Member Relations:** None

- **GLENBROOK ACTIVITIES REPORT:**
 - **Women's Club Report:** Spring Tea is on 4/21.
 - **CERT:** None
 - **Swim Team Report:** None

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

- **Meeting adjourned at 7:59 pm**
 - Motioned by: Deb Eliason. Seconded by: Ted Gribble. Approved.