

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, June 12, 2024

- **Board Meeting Called to Order: 7:00 pm**
- **Board Members Present:** President, Beth Riley
Management Liaison, Christine Denbo
Treasurer, Michael Tinio;
Community Relations, Ted Gribble;
Architectural Control, Darcie Giacchetto;
Member Relations, Cesar Zavala;
Secretary, Zubin Chichgar;
- **Board Members Absent:** Vice-President, Deb Eliason;
Buildings & Grounds, Ed Munson;
- **Staff Present:** Phil Baker, Nancy Foxhall
- **Visitors:** G. Baker
D. Mink
P. Bird - Unleashed dogs concern.
HOA abides by the Animal Regulations set forth by the County of Orange.
- **Vice President's Report:** None
- **Secretary's Report:** Report Presented
Minutes presented to board for review.
Motion to approve May 2024 Minutes
Motedioned by: Christine Denbo
Seconded by: Cesar Zavala
Approved.
- **Treasurer's Report:** Michael Tinio - report given
- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The May 2024 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$481,342.60. The Replacement Reserve balance for May 2024 at \$112,443.93. May 2024 month-end Delinquent HOA Dues Accounts Receivable were \$4,374.33 for 36 properties ranging in balances due from \$5 - \$1,229.33
Motion to approve the May 2024 Financial and the Treasurer's/Accountant's Reports as presented:
Motedioned by: Ted Gribble. Seconded by: Christine Denbo.
Approved.

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, June 12, 2024

- **Manager's Report:** Nancy Foxhall
 - Reserve Study draft from Vernon.
 - Pool Lights - Currently two lights are out (deep end/GFI tripped).
Motion to approve Aqua Trends to not exceed \$10,000.00 to install LED lights (and possibly 12 volt lights) in all eleven pool lights as presented:
Motioned by: Ted Gribble. Seconded by: Christine Denbo.
Approved.
 - Email from resident about dogs in the neighborhood.
 - Need execute session for File # 63606-25 and File # 63606-26.
 - Approve annual insurance policy.
Motion to approve the Annual Insurance Policy for Brea Glenbrook Club as present for \$25,028.00;
Motioned by: Zubin Chichgar. Seconded by: Darcie Giacchetto.
Approved.

- **Architectural Control:** Report Presented
- **Building & Grounds:** None
- **Community Relations:** Report Presented
- **Management Liaison:** Report Presented
- **Member Relations:** Report Presented

- **GLENBROOK ACTIVITIES REPORT:**
 - **Women's Club Report:** Scholarships complete and given.
 - **CERT:** None
 - **Swim Team Report:** Swim team started in May.

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

- **Executive Session called to order at 8:19 pm**

Motioned by: Ted Gribble. Seconded by: Cesar Zavala. Approved.

 - Discussed File # 63606-25
 - Delinquent over \$1,386.06
 - Motion to have owners on a 12 month payment plan with a payment schedule. No further interest to be accrued and no additional attorney fees as long as payments are made on time and as scheduled. If payments are skipped and not made as the schedules say, the owner will go back into delinquency with the HOA Attorney and all fees and interest will start to accrue again.

Motioned by: Ted Gribble. Seconded by: Darcie Giacchetto.
Approved.

BREA GLENBROOK CLUB BOARD MEETING MINUTES Wednesday, June 12, 2024

- Discussed File # 63606-26
 - Motion to have owners on a 12 month payment plan with a payment schedule. No further interest to be accrued and no additional attorney fees as long as payments are made on time and as scheduled. If payments are skipped and not made as the schedules say, the owner will go back into delinquency with the HOA Attorney and all fees and interest will start to accrue again. Motioned by: Ted Gribble. Seconded by: Darcie Giacchetto. Approved.
- **Executive Session adjourned at 9:03pm**

Motioned by: Ted Gribble. Seconded by: Cesar Zavala. Approved
- **Meeting adjourned at 9:03 pm**

Motioned by: Michael Tinio. Seconded by: Cesar Zavala. Approved.