

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, August 14, 2024

- **Board Meeting Called to Order: 6:57 pm**
- **Board Members Present:** President, Beth Riley;
Vice-President, Deb Eliason;
Management Liaison, Christine Denbo;
Buildings & Grounds, Ed Munson;
Treasurer, Michael Tinio;
Community Relations, Ted Gribble;
Architectural Control, Darcie Giacchetto;
Secretary, Zubin Chichgar;
- **Board Members Absent:** Member Relations, Cesar Zavala
- **Staff Present:** Phil Baker, Nancy Foxhall
- **Visitors:** G.B., K.
- **Vice President's Report:** None
- **Secretary's Report:** Report Presented
Minutes presented to board for review.
Motion to approve July 2024 Minutes
Moted by: Christine Denbo
Seconded by: Michael Tinio
Approved.
- **Treasurer's Report:** Michael Tinio - report given
- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The July 2024 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$465,028.28. The Replacement Reserve balance for July 2024 at \$228,552.42. July 2024 month-end Delinquent HOA Dues Accounts Receivable were \$5,175.39 for 37 properties ranging in balances due from \$10 - \$1,456.06

Motion to approve the July 2024 Financial and the Treasurer's/Accountant's Reports as presented:
Moted by: Christine Denbo. Seconded by: Zubin Chichgar.
Approved.

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- **Manager's Report:** Nancy Foxhall
 - Research under way for more mulch for the playground.
 - Currently getting bids for cement repair.
 - Research under way for window washers.
 - Research in progress for pool table refelting.
 - Research in progress for fireplace mason.
 - Investigating replacement of mastic around the pool.
 - Looking into rod iron railing for steps.

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

- **GLENBROOK ACTIVITIES REPORT:**
 - **Women's Club Report:** Scholarships and Bazaar planning in progress
 - **CERT:** Weekly check-ins occurring.
 - **Swim Team Report:** None

- **BUSINESS ITEMS:**
 - **Old Business:** None
 - **New Business:** None
 - **Pending Projects:** None
 - **Follow-up Items:** Annual meeting (No Quorum) next HOA meeting.

- **Meeting adjourned at 7:57 pm**

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