

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, October 8, 2025

- **Board Meeting Called to Order: 7:00 pm**
- **Board Members Present:** President, Beth Riley;
Management Liaison, Christine Denbo;
Architectural Control, Darcie Giacchetto;
Community Relations, Ted Gribble;
Treasurer, Michael Tinio;
Secretary, Zubin Chichgar;
- **Board Members Absent:** Vice-President, Deb Eliason;
Buildings & Grounds, Ed Munson;
Member Relations, Cesar Zavala;
- **Staff Present:** Phil Baker, Nancy Foxhall
- **Visitors:** G.B.
- **Vice President's Report:** None
- **Secretary's Report:** Report Presented
Minutes presented to board for review.
Motion to approve August 2025 Minutes
Motioned by: Christine Denbo
Seconded by: Ted Gribble
Approved.
- **Treasurer's Report:** Report Presented
- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The September 2025 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$531,812.16. The Replacement Reserve balance for September 2025 at \$317,535.49. September 2025 month-end Delinquent HOA Dues Accounts Receivable were \$4,539.00 for 39 properties ranging in balances due from \$10 - \$480.00

Motion to approve the September 2025 Financial and the Treasurer's/Accountant's Reports as presented:
Motioned by: Christine Denbo. Seconded by: Darcie Giacchetto.
Approved.

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- **Manager's Report:** Nancy Foxhall
 - Renewed Certificate of Deposit with Bank
 - New TV has been bought for the meeting room
 - Fall family fun night 6-9pm on Oct 11th
 - New Stove purchase

Motion to approve one-time purchase of stove not to exceed \$1500 (from replacement reserve) as presented:

Motioned by: Ted Gribble. Seconded by: Christine Denbo.

Approved.

- Interior Clubhouse painting

Motion to approve Liberty Painting to paint Interior Clubhouse (except gameroom); clean baseboard, doors and walls; prime and paint (including office) not to exceed \$3100 (from replacement reserve) as presented:

Motioned by: Christine Denbo. Seconded by: Michael Tinio..

Approved.

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

- **GLENBROOK ACTIVITIES REPORT:**

- **Women's Club Report:** None
- **CERT:** None
- **Swim Team Report:** None

- **BUSINESS ITEMS:**

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

- **Meeting adjourned at 8:00 pm**

Motioned by: Michael Tinio. Seconded by: Zubin Chichgar. Approved.