

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, August 13, 2025

- **Board Meeting Called to Order: 7:01 pm**
- **Board Members Present:** President, Beth Riley;
Vice-President, Deb Eliason;
Management Liaison, Christine Denbo;
Architectural Control, Darcie Giacchetto;
Member Relations, Cesar Zavala;
Community Relations, Ted Gribble;
Treasurer, Michael Tinio;
Secretary, Zubin Chichgar;
- **Board Members Absent:** Buildings & Grounds, Ed Munson;
- **Staff Present:** Phil Baker, Nancy Foxhall
- **Visitors:** G.B.
- **Vice President's Report:** Report Presented
- **Secretary's Report:** Report Presented
Minutes presented to board for review.
Motion to approve June 2025 Minutes
Moted by: Deb Eliason
Seconded by: Michael Tinio
Approved.
- **Treasurer's Report:** Report Presented
- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The June 2025 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$569,126.68. The Replacement Reserve balance for June 2025 at \$301,026.73. June 2025 month-end Delinquent HOA Dues Accounts Receivable were \$5,374.33 for 45 properties ranging in balances due from \$10 - \$320.00

Motion to approve the June 2025 Financial and the Treasurer's/Accountant's Reports as presented:
Moted by: Christine Denbo. Seconded by: Cesar Zavala.
Approved.

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Wednesday, August 13, 2025

The July 2025 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$532,919.40. The Replacement Reserve balance for July 2025 at \$309,101.73. July 2025 month-end Delinquent HOA Dues Accounts Receivable were \$4,864.33 for 36 properties ranging in balances due from \$20 - \$360.00

Motion to approve the July 2025 Financial and the Treasurer's/Accountant's Reports as presented:

Motioned by: Christine Denbo. Seconded by: Cesar Zavala.

Approved.

- **Manager's Report:** Nancy Foxhall
 - Receiving bids for interior painting.
 - Receiving bids for fireplace remodel.
 - Receiving bids for a refrigerator in the office.
 - Receiving bids for stove replacement.
 - Motion to increase Nancy's spending limit per transaction to \$750.00.
Motioned by: Cesar Zavala. Seconded by: Michael Tinio. Approved.
 - Motion to accept the bid by Pool Pump Regulators to repair/replace Automatic Chemical Controller for \$4760.00 (replacement reserve).
Motioned by: Zubin Chichgar. Seconded by: Cesar Zavala. Approved.
- **Architectural Control:** Report Presented
- **Building & Grounds:** Report Presented
- **Community Relations:** Report Presented
- **Management Liaison:** Report Presented
 - Receiving bids to update security cameras
 - Receiving bids for workers comp
 - Receiving bids for drinking fountain repair
- **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 7:59 pm**
Motioned by: Deb Eliason. Seconded by: Cesar Zavala. Approved.