

BREA GLENBROOK CLUB BOARD MEETING MINUTES  
Wednesday, November 12, 2025

- **Board Meeting Called to Order: 7:00 pm**
- **Board Members Present:** President, Beth Riley;  
Vice-President, Deb Eliason;  
Management Liaison, Christine Denbo;  
Buildings & Grounds, Ed Munson;  
Member Relations, Cesar Zavala;  
Community Relations, Ted Gribble;  
Treasurer, Michael Tinio;  
Secretary, Zubin Chichgar
- **Board Members Absent:** Architectural Control, Darcie Giacchetto;
- **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 October 2025 Minutes  
Motioned by: Ted Gribble  
Seconded by: Christine Denbo  
Approved.
- **Treasurer's Report:** Report Presented
- **Financial Report presented for Approval:**  
Prepared and presented by Phil Baker.  
The October 2025 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$534,958.56. The Replacement Reserve balance for October 2025 at \$322,687.25. October 2025 month-end Delinquent HOA Dues Accounts Receivable were \$4,134.00 for 37 properties ranging in balances due from \$10 - \$350.00

Motion to approve the October 2025 Financial and the Treasurer's/Accountant's Reports as presented:  
Motioned by: Cesar Zavala. Seconded by: Deb Eliason  
Approved.

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- **Manager's Report:** Nancy Foxhall
  - Renewed Certificate of Deposit with Bank (\$125,000 @ 3.85% for 3 mo)
  - The Halloween haunt was successful.
  - Holiday dinner will be on 12/10 @ 6pm.
  - Eagle Air is coming to inspect the roof.
  - Pool company coming to inspect the wader pool for issues.
  - The credit card machine is operating with a 4.25% processing fee.
  - Concrete renovation

Motion to approve Elevate Home Services for \$985 to fix depressed cement by the playground from replacement reserve.

Motioned by: Deb Eliason. Seconded by: Michael Tinio  
Approved.

- Fireplace Renovation

Motion to approve renovation of fireplace for brick overlay and remodel fireplace to not exceed \$3500 from replacement reserve.

Motioned by: Deb Eliason. Seconded by: Ed Munson  
Approved.

- **Architectural Control:** None
- **Building & Grounds:** Report Presented
- **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 8:20 pm**

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