

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, February 11, 2026

- **Board Meeting Called to Order: 6:55 pm**
- **Board Members Present:** President, Beth Riley;
Vice-President, Deb Eliason;
Management Liaison, Christine Denbo;
Buildings & Grounds, Ed Munson;
Architectural Control, Darcie Giacchetto;
Community Relations, Ted Gribble;
Secretary, Zubin Chichgar
- **Board Members Absent:** Treasurer, Michael Tinio;
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 November 2025 Minutes
Moted 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 January 2026 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$583,780.32. The Replacement Reserve balance for January 2026 at \$337,722.24. January 2026 month-end Delinquent HOA Dues Accounts Receivable were \$8,209.00 for 71 properties ranging in balances due from \$5 - \$440.00

Motion to approve the January 2026 Financial and the Treasurer's/Accountant's Reports as presented:
Moted by: Deb Eliason. Seconded by: Christine Denbo.
Approved.

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- **Manager's Report:** Nancy Foxhall
 - Renewed CD for \$150,000 @ 3.8% for 6 months
 - Renewed CD for \$125,000 @ 3.75% for 6 months
 - Purchased additional 24 rental/metal chairs for \$928.00
 - A new toilet was installed.
 - Purchased heavy rubber ramps for slider threshold.
 - Replaced pool pump (Pump #4).

Motion to approve expenses that incurred for the chairs and pool pump to be taken from the replacement reserve.

Motioned by: Ted Gribble. Seconded by: Zubin Chichgar.

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 7:56 pm**

Motioned by: Ted Gribble. Seconded by: Zubin Chichgar. Approved.