

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, March 11, 2026

- **Board Meeting Called to Order: 7:03 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;
Treasurer, Michael Tinio;
Member Relations, Cesar Zavala;
- **Board Members Absent:** None
- **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 February 2026 Minutes
Moted by: Ted Gribble
Seconded by: Cesar Zavala
Approved.
- **Treasurer's Report:** Report Presented
- **Financial Report presented for Approval:**
Prepared and presented by Phil Baker.
The February 2026 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$617,031.31. The Replacement Reserve balance for February 2026 at \$344,813.97. February 2026 month-end Delinquent HOA Dues Accounts Receivable were \$4,074.00 for 27 properties ranging in balances due from \$10 - \$460.00. Top three properties on the delinquency list will be sent to collections if not paid in full by 03/20/2026. Received engagement letter for June 2026 audit.

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

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- **Manager's Report:** Nancy Foxhall
 - Gathering bids for railings and other projects
 - Looking for retrofit LED lighting for the basketball court
 - Purchased additional 24 rental/metal chairs for \$928.00
 - Contacting city regarding slurry of fire lane
 - Pool will open on weekends only in late April or early May
- **Architectural Control:** Report Presented
 - Will be sending out fines for repeat offenders who leave trash cans out multiple days after trash day.
- **Building & Grounds:** Report Presented
- **Community Relations:** Report Presented
- **Management Liaison:** Report Presented
- **Member Relations:** Report Presented
- **GLENBROOK ACTIVITIES REPORT:**
 - **Women's Club Report:** Scholarship applications due soon
 - **CERT:** None
 - **Swim Team Report:** None
- **BUSINESS ITEMS:**
 - **Old Business:** None
 - **New Business:** None
 - **Pending Projects:** None
 - **Follow-up Items:** None
- **Meeting adjourned at 7:5 pm**

Motioned by: Zubin Chichgar. Seconded by: Christine Denbo. Approved.