

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, April 8, 2026

- **Board Meeting Called to Order: 6:59 pm**

- **Board Members Present:** President, Beth Riley;
Vice-President, Deb Eliason;
Management Liaison, Christine Denbo;
Architectural Control, Darcie Giacchetto;
Community Relations, Ted Gribble;
Secretary, Zubin Chichgar;
Treasurer, Michael Tinio;
Member Relations, Cesar Zavala;

- **Board Members Absent:** Buildings & Grounds, Ed Munson;

- **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 March 2026 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 March 2026 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$623,418.38. The Replacement Reserve balance for March 2026 at \$352,888.97. March 2026 month-end Delinquent HOA Dues Accounts Receivable were \$2,944.00 for 25 properties ranging in balances due from \$10 - \$540.00. Received engagement letter for June 2026 audit.

Motion to approve the March 2026 Financial and the Treasurer's/Accountant's Reports as presented:

Moted by: Ted Gribble. Seconded by: Cesar Zavala.
Approved.

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- **Manager's Report:** Nancy Foxhall

- Gathering bids Pool Table refelting
- Looking at Salvation Army donations after the yearly Glenbrook garage sale.
- Contacting city regarding slurry of fire lane
- Pool will open on weekends only in late April or early May
- Gathering bids for concrete stairway fill adjacent to bathrooms

Motion to authorize concrete expenses, not to exceed \$800.00 to be taken from the replacement reserve.

Motioned by: Ted Gribble. Seconded by: Cesar Zavala. Approved.

- Gathering bids for new hand-railing on above concrete stairway fill adjacent to the bathrooms

Motion to authorize new hand-rail expenses, not to exceed \$2000.00 to be taken from the replacement reserve.

Motioned by: Ted Gribble. Seconded by: Cesar Zavala. Approved.

- **Architectural Control:** Report Presented

- Will be sending out fines for repeat offenders who leave trash cans out multiple days after trash day.

- **Building & Grounds:** None

- **Community Relations:** Report Presented

- **Management Liaison:** Report Presented

- **Member Relations:** Report Presented

- **GLENBROOK ACTIVITIES REPORT:**

- **Women's Club Report:** 5/3 Spring Tea
- **CERT:** None
- **Swim Team Report:** Registrations begin middle of May

- **BUSINESS ITEMS:**

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

- **Meeting adjourned at 8:21 pm**

Motioned by: Cesar Zavala. Seconded by: Michael Tinio. Approved.