

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, June 10, 2026

- **Board Meeting Called to Order: 7:02 pm**
- **Board Members Present:** President, Beth Riley;

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;
Vice-President, Deb Eliason;
- **Staff Present:** Nancy Foxhall
- **Visitors:** M.V.
- **Vice President's Report:** None
- **Secretary's Report:** Report Presented
Minutes presented to board for review.
Motion to approve April 2026 Minutes
Moted by: Michael Tinio
Seconded by: Darcie Giacchetto
Approved.
- **Treasurer's Report:** Report Presented
- **Financial Report presented for Approval:**
Prepared and presented by Michael Tinio.
The April 2026 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$637,767.65. The Replacement Reserve balance for April 2026 at \$357,399.51. April 2026 month-end Delinquent HOA Dues Accounts Receivable were \$3,315.00 for 34 properties ranging in balances due from \$10 - \$230.00.

Motion to approve the April 2026 Financial and the Treasurer's/Accountant's Reports as presented:
Moted by: Christine Denbo. Seconded by: Ted Gribble.
Approved.

Motion to approve the 2026-2027 Financial Budget as created by the Accountant Report.
Moted by: Christine Denbo. Seconded by: Cesar Zavala.
Approved.

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Motion to approve Business Owners, Umbrella, Director and Officers Insurance Renewal as presented.

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

Motion to repair all four bulkheads for the pool (brass fastener, glass media, etc.) not to exceed \$9,320 with Best Pool Service Company from the Replacement Reserves.

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

- **Manager's Report:** Nancy Foxhall
 - Gathering bids Pool Table refelting
 - Basketball Lights need to be replaced
 - Need to investigate loose pool light.
 - Election voting was very successful.
 - Yard Sale and Salvation Army donations (after the yearly Glenbrook garage sale) was a success.
 - Concrete stairway and hand rails are finished and done.
 - BBQ was a huge success. 360 burgers were cooked.
 - Contacting city regarding slurry of fire lane
- **Architectural Control:** Report Presented
 - Letters sent out with 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:** 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 8:16 pm**

Motioned by: Zubin Chichgar. Seconded by: Michael Tinio. Approved.