

**BREA GLENBROOK CLUB BOARD MEETING MINUTES**  
**Tuesday, October 8, 2019**

- **Meeting called to order:** 7:05 PM
- **Board Members Present:** President, Beth Riley;  
Vice-President, Deb Eliason  
Treasurer, John Kern;  
Secretary/Management Liaison, Christine Denbo;  
Buildings & Grounds, Ed Munson;  
Architectural Control, Darcie Giacchetto  
Community Relations, Ted Gribble;  
Member Relations, Bridget Steffensen
- **Board Members Absent:** None
- **Staff Present:** Nancy Foxhall; Phil Baker,
- **Visitors:** Ginny Baker
- **Secretary's Report:** Christine Denbo  
Motion to approve the September 2019 Minutes.  
Motioned by: Deb Eliason  
Seconded by: Ted Gribble  
Minutes approved.
- **Treasurer's Report:** John Kern- No Report.
- **Accountant's Report:** Phil Baker
  - September 2019 Financials were prepared and presented by Phil Baker. Our cash balance at August month end is \$311,220.18 . The Replacement Reserve balance for the month of August is currently at \$128,545.67. August's month-end Delinquent HOA Dues Accounts Receivable stands at \$1280.00. Year-to-date, we are under budget by \$155.36.

Motion to approve the Accountant's Report as presented:  
Motioned by: Christine Denbo  
Seconded by: Bridget Steffensen  
Accountant's Report approved.

## **BREA GLENBROOK CLUB BOARD MEETING MINUTES**

**Tuesday, October 8, 2019**

**Page 2**

- **Manager's Report:** Nancy Foxhall
  - Pool only open on weekends as of Oct 1st, 2019.
  - Pool closes last weekend in October for the winter.
  - CD maturing in November.
  - Black mesh around the pool
  - Need to send out Dues increase notification.
  - Fall Family Fun Night- 10/12/19 from 6-9 pm
  - Halloween Haunt- Friday, 10/25/19 and Saturday, 10/26/19
  - Draft version of Proposed Rules & Maintenance Standards, enforcement Procedures and Fine Schedule and Architectural Change Approval Form were given to Board for discussion and comment. Feedback to be emailed to Nancy by Friday, 10/11/19. Draft will also be sent to lawyer for feedback and any changes that will be necessary to move forward to send out to membership. To further discuss after all notes from Board member and feedback from attorney are received in November.
  - Discussion of multiple exterior paint color palettes for members to choose from so there is clarity on home color choices for membership. Samples of the numerous choices that other HOAs in the area have selected and offered were presented. Will circle back in November regarding this issue.
  
- **Architectural Control:** Darcie Giacchetto- Report Presented
- **Buildings & Grounds Report:** John Kern- No Report
- **Community Relations:** Ted Gribble- No Report
- **Member Relations:** Bridget Steffensen- No report
- **Management Liaison:** Christine Denbo - Report Presented
  - Updates given regarding recruiting and hiring for Front Office Administrative Assistant Position

### **GLENBROOK ACTIVITY REPORTS:**

- **Women's Club Report:** Nancy Foxhall
  - Planning for Bazaar- December 7
  
- **Swim Team Report:** Christine Denbo
  - Masters will finish swimming soon
  - Children's Shopping Day 12/14/19

**BREA GLENBROOK CLUB BOARD MEETING MINUTES**  
**Tuesday, October 8, 2019**  
**Page 3**

**Pending Projects:** None  
**Bulletin Deadline:** 10/22/19

**BUSINESS ITEMS:**

- **New Business:**

- New Board Members Welcomed
- New Board Positions voted upon:
  - President, Beth Riley;
  - Vice-President, Deb Eliason
  - Treasurer, John Kern;
  - Secretary/Management Liaison, Christine Denbo;
  - Buildings & Grounds, Ed Munson;
  - Architectural Control, Darcie Giacchetto
  - Community Relations, Ted Gribble;
  - Member Relations, Bridget Steffensen

Motioned by: Ted Gribble  
Seconded by: Christine Denbo  
Approved.

- **Meeting adjourned:** Motioned by: Deb Eliason  
Seconded by: Darcie Giacchetto  
Approved.  
Meeting adjourned at 8:25 PM.

Minutes Respectfully submitted by Christine Denbo.