

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

**Tuesday, February 11, 2020**

- **Executive Session:** 6:00 pm called to order/ 6:59 pm adjourned
- **Meeting called to order:** 7:03 PM
- **Board Members Present:** President, Beth Riley;  
Treasurer, John Kern;  
Secretary/Management Liaison, Christine Denbo;  
Buildings & Grounds, Ed Munson;  
Architectural Control, Darcie Giacchetto  
Member Relations, Bridget Steffensen
- **Board Members Absent:** Vice-President, Deb Eliason;  
Community Relations, Ted Gribble;
- **Staff Present:** Nancy Foxhall; Phil Baker,
- **Visitors:** Jacqueline D. Foster, Fiore Law  
Ginny Baker, Bill Rinear, Rick Lenning, Hal Harkness,  
Sylvia Lou Chase  
Discussion re: Proposed Maintenance Standards:  
Rules & Regulations
- **Vice President's Report:** Deb Eliason- not present
- **Secretary's Report:** Christine Denbo  
Motion to approve the November 2019 Minutes.  
Motioned by: Bridget Steffensen  
Seconded by: John Kern  
Minutes approved.
- **Treasurer's Report:** John Kern- Report presented

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- **Financial Reports presented for Approval:** Phil Baker  
January 2020 Financials were prepared and presented by Phil Baker. Our cash balance at the end of January 2020 is \$368,587.84 . The Replacement Reserve balance for the month of January is currently at \$149,045.67. January 2020 month-end Delinquent HOA Dues Accounts Receivable stands at \$2695.00.
  - Audit Reports Complete  
Motion to approve the Financials and the Treasurer's/Accountant's Report as presented:  
Motioned by: Bridget Steffensen  
Seconded by: Ed Munson  
Accountant's Report approved.
  
- **Manager's Report:** Nancy Foxhall
  - Reserve Study Completed
  - Corporate Resolution Paperwork completed and John Kern, Treasurer, was added to Glenbrook's US Bank account as signer as well.
  - Won Audit Dispute with Liberty Mutual re: Work Comp Insurance and received a refund check in the amount of \$4054.00.
  - Termite Bids Presented.  
Motion to approve the bid from Scott Howard Termite Control  
not to exceed \$1400.00 from the replacement reserve account.  
Motioned by: Christine Denbo  
Seconded by: Ed Munson  
Approved.
  
- **Architectural Control:** Darcie Giacchetto- Report Presented
  - Approved architectural change forms
  
- **Buildings & Grounds Report:** Ed Munson- Report Presented
  
- **Community Relations:** Ted Gribble- Not Present/ Report Presented
  - City to complete medians by July. City says they have no jurisdiction over slopes.

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- **Member Relations:** Bridget Steffensen- Report presented
  - Welcome Packet updated; Women's club will deliver
  - Valentine's Dinner
  - Friends Friday Fun Night- 2/21 @ 6 pm
- **Management Liaison:** Christine Denbo - Report Presented
  - Pool Tentatively Opens 4/6/20
  - Beginning to recruit Summer Staff

### **GLENBROOK ACTIVITY REPORTS:**

- **Women's Club Report:** Nancy Foxhall
  - Spring Tea
  - Scholarship Awards - 5/28/20
- **CERT** Meeting oon
- **Swim Team Report:** Christine Denbo
  - Team to start registering in mid-April and practicing mid-May

**Pending Projects:** None

**Follow-up Items:** Discussion of Proposed Rule Changes:  
Brea Glenbrook Rules & Maintenance Standards - attorney reviewing once again and putting together a new draft for review..

**Bulletin Deadline:** 2/22/20

### **BUSINESS ITEMS:**

- **Old Business:** None
- **New Business:** None
- **Meeting adjourned:** Motioned by: Christine Denbo  
Seconded by: John Kern  
Approved.  
Meeting adjourned at 9:20 PM.

Minutes Respectfully submitted by Christine Denbo