

BREA GLENBROOK CLUB BOARD MEETING MINUTES
Tuesday, August 11, 2020

- **Meeting called to order:** 7:01 PM

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

- **Staff Present:** Nancy Foxhall, Phil Baker
- **Visitors:** Ginny Baker

- **Vice President's Report:** Deb Eliason- No Report

- **Secretary's Report:** Christine Denbo
Motion to approve the June 2020 Regular Meeting Minutes
Motioned by: Deb Eliason
Seconded by: Bridget Steffensen
Minutes approved.

Motion to approve the June 29, 2020 Special Meeting Minutes.
Motioned by: Deb Eliason
Seconded by: Bridget Steffensen
Minutes approved.

- **Treasurer's Report:** John Kern- June & July Financial Report Presented

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- **Financial Reports presented for Approval:** Phil Baker
June & July 2020 Financials were prepared and presented by Phil Baker. Our cash balance at the end of June 2020 was \$369,853.69. The Replacement Reserve balance for the month of June totals \$145,923.10. June 2020 month-end Delinquent HOA Dues Accounts Receivable were \$2860. Our cash balance at the end of July 2020 is \$377,503.87. The Replacement Reserve balance for the month of July is currently at \$152,923.10. July 2020 month-end Delinquent HOA Dues Accounts Receivable stands at \$3595.00.

Motion to move excess revenue to Operational Reserve Account in the amount of \$28,000.

Motioned by: John Kern

Seconded by: Christine Denbo

Approved.

Motion to approve the June and July Financials and the Treasurer's/Accountant's Reports as presented:

Motioned by: Bridget Steffensen

Seconded by: Christine Denbo

Approved.

- **Manager's Report:** Nancy Foxhall
 - Adoption of Election Rules
 - Motioned by: Darcie Giacchetto
 - Seconded by: Bridget Steffensen
 - Approved.
 - Club and Pool Hours for September.
 - Due to COVID restrictions: All rentals for August and September have been canceled. Labor Day BBQ is canceled. Family Fun Night and Halloween Haunt have been canceled for October.
 - Workman's Comp insurance renewed in the amount of \$8846.00
 - Brea Plaza Project Update
 - Pool Backflow and Filter Taps
 - Looking at solutions to fix concrete in front of clubhouse
 - Bid from B&J Tree Service to trim 14 Queen palms and 1 Date Palm in the amount of \$1040.00 from the Operational Reserve Account.
 - Motioned by: Christine Denbo
 - Seconded by: Ed Munson
 - Approved.

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- **Architectural Control:** Darcie Giacchetto- No Report
- **Buildings & Grounds Report:** Ed Munson- Report Presented
 - Minor deck repairs needed
- **Community Relations:** Ted Gribble- Report Presented
 - Brea Plaza Project Letter presented for approval to send
Motioned by: Deb Eliason
Seconded by: Ted Gribble
Approved.

- **Member Relations:** Bridget Steffensen- No Report
- **Management Liaison:** Christine Denbo - Report Presented

GLENBROOK ACTIVITY REPORTS:

- **Women's Club Report:** Due to COVID, Women's Club will be canceling the Holiday Bazaar
- **CERT:** No Report
- **Swim Team Report:** No Report

Bulletin Deadline: 8/22/20

BUSINESS ITEMS:

- **Old Business:** None
- **New Business:** None
- **Meeting adjourned:** Motioned by: Christine Denbo
Seconded by: Ed Munson
Approved.
Meeting adjourned at 7:56 PM.

Minutes Respectfully submitted by Christine Denbo.

Attached: Letter sent by the Brea Glenbrook Board of Directors on behalf of the Brea Glenbrook residents regarding the proposed Brea Plaza Project.

Approved: 8/11/20

Ted Gribble, Community Relations Chair
Brea Glenbrook Homeowners Association
1821 E Greenbriar Lane
Brea, CA 92821
(714) 529 8002

Friday, August 7, 2020

Sheri Vander Dussen, Contract Planner
City of Brea – Planning Division, Level 3
1 Civic Center Circle
Brea, CA 92821
Sheri.Vanderdussen@kimley-horn.com

SUBJECT: Brea Plaza Hotel and Apartments Expansion Project

Ms. Vander Dussen,

I write to you as a representative of the 499 homeowners of the Brea Glenbrook Homeowners Association. We are the single-family residential neighborhood bounded by Imperial Highway on the South, the 57 Freeway on the West, Birch Street on the North, and the Birch Hills Golf Course and Brea Union Plaza on the East. As such, we are the closest neighbor to the proposed hotel and apartments expansion project at Brea Plaza.

Besides serious questions about the business case for an additional hotel in Brea beyond those already existing, under-construction, approved, and proposed, we have serious concerns about this project on multiple fronts including parking, traffic, and school occupancy.

First – parking. The Brea Plaza is a somewhat popular center given its location and diverse set of tenants. In normal (i.e. non-pandemic) times, it is common for the parking lots at the Plaza to be quite full. The project proposes to add approximately 200 parking spots more than currently exist. We see the 150 hotel rooms and 194 residences easily and drastically exceeding this allotment. The easement from Mercury is problematic to us because a) the surface spots nearest to Brea Plaza were already used as night/weekend overflow parking for the Plaza guests and b) the remaining surface spots are both relatively far from the proposed development and accessed via Greenbriar Lane, which brings me to our second concern – traffic.

Besides the additional night and weekend traffic flows on Greenbriar Lane, we anticipate additional nuisance traffic through our neighborhood via Greenbriar Lane, Ravenscrest Drive, and Castlegate Lane, which is already an issue due to Mercury Insurance employees using this route to bypass the oft-congested intersection of Associated Road and Imperial Highway. During traditional commuting hours as well as weekend evenings when Brea Plaza is busy, it is common for significant congestion to occur on both westbound and eastbound Imperial Highway, as well as within the Plaza itself. The turn from the Plaza to northbound Associated Road towards our neighborhood is already dangerous at nearly all hours of the day. Accessing the northbound 57 Freeway onramp at Imperial Highway can also be delayed due to vehicles blocking the intersections around the Plaza. The proposed development will exacerbate this already problematic situation, making it difficult for our community to access the 57 Freeway or other areas to the West. Other significant new construction in the City constrains our other options for freeway access such as the Lambert onramp via Birch Street and State College Boulevard.

Our third concern is with school occupancy. The 194 residences will contribute to what many parents already feel are overcrowded conditions at Brea Country Hills Elementary School, Brea Jr High School, and Brea-Olinda High School.

Combined with the other already under-construction and approved residential developments in the City, we see this additional proposal as nothing but a bad idea. We urge you to consider the voices of the proposed development's neighbors when preparing your impact report. We are prepared for but would like to avoid a prolonged campaign against the approval of this development. We look forward to hearing back from you or the City regarding our concerns at your earliest convenience.

Respectfully,

Ted Gribble

Community Relations Chair, Brea Glenbrook Homeowners Association