

BREA GLENBROOK CLUB BOARD MEETING MINUTES
Tuesday, November 10, 2020

- **Meeting called to order:** 7:04 PM

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

- **Board Members Absent:** Vice-President, Deb Eliason
- **Staff Present:** Nancy Foxhall, Phil Baker
- **Visitors:** Ginny Baker

- **Vice President's Report:** Deb Eliason- Not Present
- **Secretary's Report:** Christine Denbo
Motion to approve the September 2020 Minutes
Motioned by: Ed Munson
Seconded by: John Kern
Minutes approved.

- **Treasurer's Report:** John Kern- No Report

- **Financial Reports presented for Approval:** Phil Baker
October 2020 Financials were prepared and presented by Phil Baker. Our cash balance at the end of October 2020 was \$391,285.04. The Replacement Reserve balance for the month of October totals \$173,923.10. October 2020 month-end Delinquent HOA Dues Accounts Receivable were \$4405.00.

Motion to approve the October Financials and the
Treasurer's/Accountant's Reports as presented:
Motioned by: Christine Denbo
Seconded by: John Kern
Approved.

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

- Halloween Scavenger Hunt and clubhouse window matching game was a success
- Due to COVID restrictions: All rentals for the remainder of the year have been canceled.
- Late fees for homeowner dues will be reinstated beginning in January.
- Office technology: replacement of two computers, one monitor, two web cameras, and a color printer.

Motion to purchase two computers, one monitor, two web cameras, and a color printer, not to exceed \$2500, from the Operational Reserve Account:

Motioned by: Bridget Steffensen

Seconded by: John Kern

Approved.

- Bids for pool deck repairs presented. See bid for work to be completed.

Motion to approve the bid from Premier Outdoor Builders in the amount of \$7735.50, from the Replacement Reserve Account:

Motioned by: John Kern

Seconded by: Christine Denbo

Approved.

- Bids for electrical repairs presented. See bid for work to be completed.

Motion to approve the bid from Universal Wiring in the amount of \$2500, from the Replacement Reserve Account:

Motioned by: Ted Gribble

Seconded by: Bridget Steffensen

Approved.

- CD Matures 11/30/2020

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- **Architectural Control:** Darcie Giacchetto- Report Presented
 - Will Discuss Maintenance Standards in January

- **Buildings & Grounds Report:** Ed Munson- Report Presented

- **Community Relations:** Ted Gribble- Report Presented
 - Landfill & Golf Course Noise Permit

- **Member Relations:** Bridget Steffensen- Report Presented

- **Management Liaison:** Christine Denbo - Report Presented
 - AB 3182 which becomes effective on January 1, 2021. This bill makes changes to the Davis-Stirling Common Interest Development Act by amending Civil Code Section 4740 and adding Civil Code Section 4741.
 - Brea Plaza Update

GLENBROOK ACTIVITY REPORTS:

- **Women's Club Report:** No Report
- **CERT:** No Report
- **Swim Team Report:** No Report

Bulletin Deadline: 11/21/20

BUSINESS ITEMS:

- **Old Business:** None

- **New Business:** None

- **Meeting adjourned:** Motioned by: Christine Denbo
Seconded by: Ed Munson
Approved.
Meeting adjourned at 8:22 PM.