

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Tuesday, January 11, 2022

- **Regular Board Meeting Called to Order: 7:04 PM**

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

- **Board Members Absent:** Treasurer, Loretta Kilheffer

- **Staff Present:** Phil Baker

- **Staff Absent** Nancy Foxhall

- **Visitors:** None

- **Vice President's Report** Deb Eliason

- **Secretary's Report:** Zubin Chichgar

Motion to approve January 2022 Minutes

Motioned by: Christine Denbo

Seconded by: Ed Munson

Minutes approved.

- **Treasurer's Report:** Phil Baker

- **Financial Report presented for Approval:**

Prepared and presented by Phil Baker.

The December 2021 month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$472,875.80. The Replacement Reserve balance for December 2021 at \$199,410.30. December 2021 month-end Delinquent HOA Dues Accounts Receivable were \$3,285.00 for 35 properties ranging in balances due from \$10-\$300.

Motion to approve the December 2021 Financials and the Treasurer's/Accountant's Reports as presented:

Motioned by: Deb Eliason

Seconded by: Christine Denbo

Approved.

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

- Lawyer Retainer Service Agreement renewal time.

Motion to approve renewal service agreement.

Motioned by: Deb Eliason

Seconded by: Darcie Giacchetto

Approved.

- Approval of additional electrical work in the multi-purpose room.
15 new lights, remove the old lights and replace the square holes with drywall to prepare for texture and painting. Bid amount \$3,000.00.

Motion to approve bid.

Motioned by: Christine Denbo

Seconded by: Deb Eliason

Approved.

- Terminated the cleaning service due to poor service and showing up 4 times a month.

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- **Architectural Control:** Darcie Giacchetto - Report Presented.
Ravencrest house:
 - To be painted next week
 - Seeded lawn
 - Changed garage door
- **Buildings & Grounds:** Ed Munson - Report Presented
- **Community Relations:** Ted Gribble - Report Presented
 - Brea Plaza Project
 - developer asked for a vote extension
- **Member Relations:** Bridget Steffensen
 - November Friends Night event - enjoyable and fun with new and returning friends.
 - 1/28/22 - 6:30pm will be the next Friends Night event.
 - 2/11/22 - 6pm will be Valentine's Diner.
- **Management Liaison:** Christine Denbo - Report Presented

GLENBROOK ACTIVITY REPORTS:

- **Women's Club Report:** Holiday Bazaar complete;
Bake sale complete:
- **CERT:** No Report
- **Swim Team Report:** Children's shopping day was good..

BUSINESS ITEMS:

- | | |
|----------------------|------|
| A. Old Business: | None |
| B. New Business: | None |
| C. Pending Projects: | None |
| D. Follow-up Items: | None |

Meeting adjourned at 8:20 PM

Motioned by: Deb Eliason, Seconded by: Bridget Steffensen, Approved.