

BREA GLENBROOK CLUB BOARD MEETING MINUTES

Tuesday, February 8, 2022

- **Regular Board Meeting Called to Order: 7:00 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, 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 \$514,650.88. The Replacement Reserve balance for January 2022 at \$199,855.56. January 2022 month-end Delinquent HOA Dues Accounts Receivable were \$4,625.00 for 58 properties ranging in balances due from \$10-\$340.

Motion to approve the December 2021 Financials and the Treasurer's/Accountant's Reports as presented:
Motioned by: Deb Eliason
Seconded by: Ed Munson
Approved.

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

- Recessed lights installation complete.
- Notary commission expires May 1, 2022. Enrolled in commission renewal class March 8th.
- Valentine's Dinner will be on Friday, February 11th at 6:00pm.
- Art class on Friday, February 25th at 6:30pm.
- Approval of bid from SOL Painting Custom Service to paint the interior rooms walls, ceilings, doors, windows, baseboards, beams, texture, etc. Bid amount \$6,700.00

Motion to approve bid.

Motioned by: Bridget Steffensen

Seconded by: Deb Eliason

Approved.

- Approval of bid from Cal-Rooter to remove fire extinguisher case and remove valve and cap/plug live pipe inside wall. Bid amount \$545.00.

Motion to approve bid.

Motioned by: Deb Eliason

Seconded by: Bridget Steffensen

Approved.

- Approval of bid from PDC Interiors to supply and install 1108 sqft in game room with pre-primed shoe. Remove and haul away old carpet, move furniture and prep floors as needed. Bid \$8,030.00

Motion to approve bid, with addition of the office space, if price per sqft is less than or equal to current rate.

Motioned by: Ted Gribble

Seconded by: Ed Munson

Approved.

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- **Architectural Control:** Darcie Giacchetto - Report Presented.
 - Motion to approve Rules and Maintenance Standards.
Moted by: Darcie Giacchetto
Seconded by: Deb Eliason
Approved.

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

- **Community Relations:** Ted Gribble - Report Presented
 - Brea Plaza Project
 - Mercury Insurance (Greenbriar)
 - Brea 265

- **Member Relations:** Bridget Steffensen
 - Canceled January Friends Night event due to COVID/Pandemic situation.
 - February 11, 2002 at 6pm will be Valentine's Diner.

- **Management Liaison:** Christine Denbo - Report Presented

GLENBROOK ACTIVITY REPORTS:

- **Women's Club Report:** Scholarship event will take place on June 5th.
- **CERT:**
- **Swim Team Report:**

BUSINESS ITEMS:

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

Meeting adjourned at 8:29 PM

Moted by: Deb Eliason, Seconded by: Christine Denbo, Approved.