

# BREA GLENBROOK CLUB BOARD MEETING MINUTES

Wednesday, February 15, 2023

- **Regular Board Meeting Called to Order: 7:02 PM**
- **Board Members Present:** Vice-President, Deb Eliason;  
Management Liaison, Christine Denbo  
Buildings & Grounds, Ed Munson;  
Architectural Control, Darcie Giacchetto;  
Secretary, Zubin Chichgar;
- **Board Members Absent:** President, Beth Riley;  
Treasurer/Community Relations, Ted Gribble;
- **Staff Present:** Phil Baker, Nancy Foxhall
- **Visitors:** Cesar Zavala
- **Vice President's Report:** Deb Eliason - Report Presented  
HOA meeting to move to second Wednesday of each month.
- **Secretary's Report:** Report Presented  
Minutes presented to board for review.  
Motion to approve February 2023 Minutes  
Moted by: Deb Eliason  
Seconded by: Christine Denbo
- **Treasurer's Report:** Ted Gribble - No Report
- **Financial Report presented for Approval:**  
Prepared and presented by Phil Baker.  
The February 2023 Month-end Financials were prepared by Phil Baker. Our cash balance at the month-end was \$563,826.07. The Replacement Reserve balance for February 2023 at \$233,141.20. February 2023 month-end Delinquent HOA Dues Accounts Receivable were \$5,455.00 for 48 properties ranging in balances due from \$40 - \$1,270.00.  
Motion to approve the February 2023 Financial and the Treasurer's/Accountant's Reports as presented:  
Moted by: Christine Denbo. Seconded by: Darcie Giacchetto.  
Approved.
- **Manager's Report:** Nancy Foxhall
  - The electrician has started installing brackets on the building to raise the string lights on the back patio.
  - Outlets on the pony wall in the kitchen are working and the basketball court timer has been replaced with a longer duration timer.
  - Still working on getting bids to replace the pool deck bathroom windows.
  - \$50,000.00 CD at 1.45% matured February 13, 2023 and the \$50,000.00 CD at 4% matures February 22, 2023. Current rates are 4.55% for 3

months and 4.8% for 6 months.

Motion to approve to move the mature CDs to new rates as presented:

Motioned by: Ed Munson. Seconded by: Zubin Chichgar.  
Approved.

- o Redbay property is in escrow.
- o Valverde property is in escrow.

- **Architectural Control:** Darcie Giacchetto - Report presented
- **Building & Grounds:** Ed Munson - Report presented
- **Community Relations:** None
- **Management Liaison:** Christine Denbo - Report presented.  
Scanning project & upload to the cloud (4 TB backup) is ongoing.
- **Member Relations:** The Valentine's party was a success.  
Twenty-nine people attended and had a wonderful time.
- **GLENBROOK ACTIVITIES REPORT:**
  - o **Women's Club Report:** Scholarships for High Schools will be up coming.  
Cupcake decorating in March.  
April 30th - Spring Tea event.
  - o **CERT:** None
  - o **Swim Team Report:** None
- **BUSINESS ITEMS:**
  - o **Old Business:** None
  - o **New Business:** Nominate Cesar Zavala to the Board of Directors.  
Motion to approve Cesar Zavala to the Board of Directors:  
Motioned by: Christine Denbo. Seconded by: Deb Eliason. Approved.
  - o **Pending Projects:** None
  - o **Follow-up Items:** None
- **Meeting adjourned at 7:51 PM**  
Motioned by: Christine Denbo. Seconded by: Darcie Giacchetto. Approved.