

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
JANUARY 17, 2024**

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**NOTICE** The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, January 17, 2024, at Calvary Chapel of the Harbour located at 4121 Warner Avenue in Huntington Beach. The agenda was posted at the Common Area Bulletin Board and Guard House bulletin board at least four days prior to the meeting in accordance with Civil Code.

**PRESENT**

Directors:	Ben Goldberg, President Ronald Lee, Secretary Annette Merriam, Treasurer Suzanne Beck-Hammoud, Vice President Jordan Armitage, Member at Large Grimaud/R-1 (left at 6:10 pm)
Powerstone:	Michele Rossi, Senior Community Manager, CCAM, CMCA

**ABSENT** Directors: None

**CALL TO ORDER** The meeting was called to order at 6:00 PM by Ben Goldberg, President.

#### **HOMEOWNER FORUM**

Five (5) homeowners attended the meeting. Topics discussed were:

- Pedestrian gates left open
- Escrow and management

#### **EXECUTIVE SESSION DISCLOSURE**

It was noted that an Executive Session Meeting of the Board of Directors was held prior to the General Session Meeting on January 17, 2024, to discuss hearings, violations, executive session minutes, delinquencies, correspondence, and employee matters.

#### **GRIMAUD GENERAL SESSION MATTERS**

##### Grimaud R-1 Financials - October

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud October 31, 2023 financial statement.

##### Grimaud R-1 Financials - November

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud November 30, 2023 financial statement.

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Grimaud R-1 Financials - December

Upon motion duly made, seconded, and carried unanimously carried, the Board approved the Broadmoor Grimaud December 31, 2023 financial statement.

CD Renewal(s)

There was no CD up for renewal at this time.

Grimaud R-1 Delinquency Reports

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud September, October, November & December 2023 delinquency reports.

Authorization to Send Late Letters

Upon motion duly made, seconded, and carried unanimously, the Board approved Powerstone's request to send late letters to two units.

Architectural Applications

There were no applications reviewed.

**BROADMOOR GENERAL SESSION MATTERS**

**FINANCIALS**

Treasurer's Report

It was reported that as of the month ending December 31, 2023 with operating cash of \$173,456.08, reserve assets of \$1,833,259.38, other assets of \$21,424.08 and total assets of \$2,028,139.54. The year-to-date surplus is \$21,270.46 and the total equity is \$100,803.21.

December Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour December 30, 2023 financial statement and ratified the review by the individual board members and all transfers of funds made in this period and reflected in the financial statement, subject to audit.

CD Renewal(s)

There were no CD's that were up for renewal at this time. Upon motion duly made, seconded, and carried unanimously, the Board approved to purchase two \$100,000 treasury bills for 6 months each.

**GENERAL SESSION MINUTES**

General Minutes

Upon motion duly made, seconded, and carried unanimously, the Board approved the December 30, 2023 General Session meeting minutes as prepared by Powerstone Property Management.

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**DELINQUENCY**

Delinquency Report Upon motion duly made, seconded, and carried unanimously, the Board approved the December 2023 Delinquency Report.

**COMMITTEE REPORTS**

Social Committee Suzanne Beck-Hammoud stated that there was nothing to report at this time.

Landscape Committee Report

Suzanne Beck-Hammoud, Board Liaison, was in attendance and provided a verbal update to the Board and the Membership.

Landscape Proposals

Upon motion duly made, seconded, and unanimously carried, the Board made the following decisions on the proposals submitted by Harvest Landscape:

<b>Proposal #</b>	<b>Description</b>	<b>Price</b>	<b>Decision</b>
118438	Trim 3 palm trees near 16351 Grenoble	\$300	Approved
117041	Plant install near 16430 Martin	\$283.09	Approved
118445	Plant install near parking space by pool	\$275.25	Approved
118432	Plant install near 16516 Bordeaux	\$289.22	Approved
118411	Trim palm trees throughout the association	\$11,875	Denied
118412	Perform crown thinning on certain trees	NTE \$15,000	Approved with the addition of the remaining coral trees. One coral tree will be charged back to R-1

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance. It was reported that 13 applications for outside vehicle fees are still in need of being submitted.

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Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance. It was reported that there were no HMA's submitted by homeowners.

16514 Bordeaux Upon motion duly made, seconded, and carried unanimously, the Board denied the owner's request to extend his HMA for roofing repairs to the summer. The board issued a deadline of February 29, 2024 to complete the repairs.

**UNFINISHED BUSINESS**

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership.

Spectrum Cable TV/Internet

Upon motion duly made, seconded, and carried unanimously, the Board approved to renew the Spectrum Cable TV/Internet contract at an estimated monthly total of \$12,566 for 12 months.

**NEW BUSINESS**

Items for Ratification Upon motion duly made, seconded, and carried unanimously, the Board approved ADCO Proposal #10045 for flat roof silicone repair near the pool at a cost of \$2,458 with funds to be expended from Reserves GL #3024.

Reserve Study Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal submitted by Advanced Reserve Solutions (ARS) to complete the association's annual reserve study which will be Option 2 and is an Update without a site visit at a cost of \$1,150.

Insurance Renewal Proposal – Emergency Addition to Add to the Agenda

Upon motion duly made, seconded, and carried unanimously, the Board approved to add this item to the agenda as an emergency as the renewal date is 1/21/24.

Insurance Renewal Proposal

The association's insurance broker, Patrick Prendiville, with Prendiville Insurance Agency attended the meeting and provided an update to the Board and the Membership and discussed the proposal. Upon motion duly made, seconded, and carried unanimously, the Board approved the insurance renewal proposal submitted by Prendiville Insurance Agency with a total annual premium at a cost not to exceed \$83,168 plus an

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additional workers compensation coverage of \$584 and in accordance with Civil Code 5502 approved any transfer of funds associated with the disposition of the contract.

**MANAGEMENT REPORTS**

The Board reviewed the property inspection report, open work order report, open violation report and action list.

**NEXT MEETING**

The next meeting is scheduled for Wednesday, February 21, 2024, at 6:00 PM at the Huntington Bay Club located at 4121 Warner, Huntington Beach, CA 92649.

**ADJOURN**

There being no further business the meeting was adjourned at 7:20 PM.

**ATTEST**

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Board Signature