

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JANUARY 18, 2023**

FINANCIALS

Treasurer's Report It was reported that as of the month ending December 31, 2022, the financial statement reflects operating cash of \$157,956.67, reserve assets of \$1,460,207.22, other assets of \$59,208.83 and total assets of \$1,677,372.72. The year-to-date (deficit) is (\$8,779.29) and the total equity is \$118,823.92.

November Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour November 30, 2022, financial statements, 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.

December Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour December 31, 2022, financial statements, 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 The Board did not discuss CD renewals.

GENERAL SESSION MINUTES

November 16, 2022 Upon motion duly made, seconded, and carried, the Board approved the December 18, 2022, General Session meeting minutes as prepared by Powerstone Property Management.

DELINQUENCY

Delinquency Report Upon motion duly made, seconded, and carried unanimously, the Board approved the December 2022 Delinquency Report.

COMMITTEE REPORTS

Harvest Landscape – 6% Increase Request

Upon motion duly made, seconded, and unanimously carried, the Board tabled the 6% increase request for the monthly landscape maintenance contract with Harvest Landscape starting January 1, 2023.

Landscape Committee Report

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

Landscape Committee's Resignation & Possible Appointment

Upon motion duly made, seconded, and carried unanimously, the Board accepted the resignation of Cynthia Wityak and approved appointing Katherine Turner to the Landscape Committee.

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance and he reported that no outside parking applications were submitted by residents since the last meeting.

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Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance and noted that one new application has been received since the last meeting.

ARCHITECTURAL APPLICATIONS

16402 Martin Lane Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to remove the tile on the patio and make repairs that are needed with the condition that he must submit the scope of work from his contractor when it is received. No new tile will be installed.

UNFINISHED BUSINESS

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership that the attorney handling this matter is on maternity leave until mid-February.

NEW BUSINESS

Ratify Approvals

Upon motion duly made, seconded, and carried unanimously, the Board tabled the following proposal as additional changes need to be made:

Vendor	Proposal #	Description	Price
Harvest Landscape	102006	2023 Tree Trimming	\$14,468

Insurance Renewal Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal presented by Prendiville Insurance Agency for the association's insurance renewal with an annual premium cost not to exceed \$55,987 plus an additional \$615 (\$56,602) for workers compensation coverage which is effective January 21, 2023.

Draft Audit

Upon motion duly made, seconded, and carried unanimously, the Board approved the draft audit for the fiscal year ending August 31, 2022 as presented by Inouye, Shively, Klatt & McCorvey CPA's.

SB326 Inspection Report

The Board reviewed the SB326 Inspection Report as presented by Southern Cross Property Consultants and resolved to table it to the February meeting.

Tree Removal, Fill in With Concrete, Install New Concrete

Upon motion duly made, seconded, and carried unanimously, the Board approved to have the maintenance crew remove a tree, fill in the circles with concrete and install new concrete so that water flows correctly near 3291 Francois.

MANAGEMENT REPORTS

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

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NEXT MEETING The next meeting is scheduled for Wednesday, February 15, 2023, 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 6:45 PM.

ATTEST

Board Signature

Board Signature