

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
FEBRUARY 15, 2023**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, February 15, 2023 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
Annette Merriam, Treasurer
Ronald Lee, Vice President
Suzanne Beck-Hammoud, Secretary
Jordan Armitage, Member at Large/R-1

Powerstone: Michele Rossi, Senior Community Manager,
CCAM, CMCA

ABSENT Directors: None

CALL TO ORDER The meeting was called to order at 6:03 PM by Ben Goldberg, President.

HOMEOWNER FORUM

Eleven (11) homeowners attended the meeting. Topics discussed were:

- Rocks at the lagoon
- Thank you to the Board for their work

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 February 15, 2023, to discuss violations, executive session minutes, delinquencies, correspondence, and employee matters.

GRIMAUD GENERAL SESSION MATTERS

January 2023 Grimaud R-1 Financials

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

CD Renewals The Board did not discuss CD renewals.

January 2023 Grimaud R-1 Delinquency

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud January 2023 delinquency report.

Architectural Applications

The Board did not discuss any architectural applications.

**BROADMOOR GENERAL SESSION MATTERS
FINANCIALS**

Treasurer's Report It was reported that as of the month ending January 31, 2023, the financial statement reflects operating cash of \$184,922.44, reserve assets of \$1,334,586.89, other assets of \$49,098.18 and total assets of

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\$1,567,607.51. The year-to-date surplus is \$10,828.67 and the total equity is \$135,608.88.

January Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour January 31, 2023, 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 Upon motion duly made, seconded, and carried unanimously, the Board approved to roll over all three (3) \$100,000 CD's (renewal dates of 2/24/23, 3/1/23 & 3/15/23) for 12 months.

GENERAL SESSION MINUTES

January 18, 2023 Upon motion duly made, seconded, and carried, the Board approved the January 18, 2023 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 January 2023 Delinquency Report.

COMMITTEE REPORTS

Harvest Landscape – 6% Increase Request

The Board did not discuss the 6% increase request for the monthly landscape maintenance contract with Harvest Landscape starting January 1, 2023 as the meeting with the Landscape Committee and the vendor has not yet occurred.

Landscape Committee Report

Melanie McCarthy, Committee Chair, was in attendance and provided a verbal update to the Board and the Membership.

Landscape Proposals

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

Proposal #	Description	Price
104174	Install plant material near 3205 Francois	\$91.30
104178	Install plant material near 3245 Anne Circle	\$226.83
104255	Install plant material near 16515 Tropez Lane	\$192.50

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance and he reported that two outside parking applications were submitted by residents since the last meeting.

Request to Waive \$100 Fee – C115-02622-5

The board reviewed the owner's correspondence. Upon motion duly made, seconded, and carried unanimously, the Board denied the owner's request to waive the \$100 fee for a new parking decal.

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Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance and noted that four new applications have been received since the last meeting.

ARCHITECTURAL APPLICATIONS

3205 Anne Circle Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to install three retrofit windows (1 in the bathroom and 2 in the guest bedroom) with the exterior frame a dark bronze in color.

3205 Anne Circle Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to repair their sewer line in the guest bathroom exterior wall which is contingent on if the modification requires a city permit and deposit that they provide it.

3205 Anne Circle Upon motion duly made, seconded, and carried unanimously, the Board denied the architectural application to install an exhaust fan in their bathroom. If the vent must go through the roof that work is to be done by the associations contractor and the owner must complete an indemnity agreement at the owner's expense and resubmit.

16439 Lazare Lane Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace one window above the guest bedroom. The new window will be retrofit with the exterior frame a dark bronze in color.

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.

Fumigation Proposal with No Tile Insurance for Detached Garages – Schedule Dates

Upon motion duly made, seconded, and carried unanimously, the Board approved the dates that Fenn submitted with the following start dates:

Phase 1 – April 11-13

Phase 2 – April 25-27

Phase 3 – May 9-11

SB326 Inspection Report

The Board tabled the SB326 Inspection Report as presented by Southern Cross Property Consultants.

NEW BUSINESS

Ratify Approvals

Upon motion duly made, seconded, and carried unanimously, the Board ratified the approvals of the following items:

Vendor	Proposal or Invoice #	Description	Price
Jon Emerick's Iron Works	Invoice BRO13123	16452 Germain – fabricate metalize primer and powder coat 2 balcony railings	\$2,260

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		16550 Bordeaux – fabricate metalize primer and powder coat 3 balcony railings	\$4,440
		TOTAL	\$6,700
Harvest Landscape	103486	Melaluca crown thinning on Anne and Martin	\$975
Harvest Landscape	102006	Community wide tree trimming	\$4,555

Manager Designation & Fidelity Bond

The Board reviewed the correspondence submitted by Powerstone Property Management regarding your manager’s current designation status through CACM and that Powerstone carries a fidelity bond in the amount of \$2,000,000. No further action is needed.

Reserve Study Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal from Advanced Reserve Solutions (ARC) to complete the association’s annual reserve study at a cost of \$1,050 for an update without a site visit.

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, March 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 6:55 PM.

ATTEST

Board Signature

Board Signature