

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
FEBRUARY 21, 2024**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, February 21, 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
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

Thirteen (13) homeowners attended the meeting. Topics discussed were:

- Open manhole
- Dirty awnings
- Water intrusion on Bordeaux
- Landscaping on Bordeaux
- Parking
- Gate breeches
- Governing documents restatement

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 21, 2024, to discuss hearings, violations, executive session minutes, delinquencies, correspondence, and employee matters.

GRIMAUD GENERAL SESSION MATTERS

Grimaud R-1 Financials - January

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud January 31, 2024 financial statement and ratified the review by the individual board members and all transfers

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of funds made in this period and reflected in the financial statement, subject to audit.

CD Renewal(s) Upon motion duly made, seconded, and carried unanimously, the Board approved to break up a \$60,000 CD with an expiration date of 2/12/24 to the following: \$45,000 in a 12-month CD and \$15,000 to a 25 year T-Bill.

Grimaud R-1 Delinquency Report - January

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud January 2024 delinquency report.

Architectural Applications

There were no applications reviewed.

BROADMOOR GENERAL SESSION MATTERS

FINANCIALS

Treasurer's Report It was reported that as of the month ending January 31, 2024 with operating cash \$173,289.77, reserve assets of \$1,889,036.98, other assets of \$38,300.69 and total assets of \$2,112,627.44. The year-to-date surplus is \$35,087.07 and the total equity is \$114,619.82.

January Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour January 31, 2024 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) Upon motion duly made, seconded, and carried unanimously, the Board approved to allow the Morgan Stanley representative to automatically roll over future CD or Treasury Bills and to keep the money market funds at \$100,000 level going forward. The Board will notify the representative if there is a reason for them not to roll over the funds due to a large project.

GENERAL SESSION MINUTES

General Minutes Upon motion duly made, seconded, and carried unanimously, the Board approved the January 17, 2024 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 2024 Delinquency Report.

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Lien Resolution Upon motion duly made, seconded, and carried unanimously, the Board approved the lien resolution for account C115-04232-2.

COMMITTEE REPORTS

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

 Upon motion duly made, seconded, and carried unanimously, the Board approved to appoint Ben Goldberg to the Social Committee as the Board Liaison.

Landscape Committee Report

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

 Upon motion duly made, seconded, and carried unanimously, the Board approved to appoint Suzanne Beck-Hammoud to the Landscape Committee.

 Upon motion duly made, seconded, and carried unanimously, the Board approved to appoint Ron Lee to the Landscape Committee as the Board liaison.

Landscape Proposals

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

Proposal #	Description	Price	Decision
118433	Plant install at 3 locations	\$263.25	Approved
118444	Remove all garlic and replace with Mexican salvia along Grimaud	\$1,173.00	Approved

Parking Committee Report

 Jeff Pennington, Committee Chair, was not in attendance.

Architectural Advisory Committee Report

 Chris Gray, Committee Chair, was in attendance.

16516 Bordeaux Upon motion duly made, seconded, and carried unanimously, the Board approved the application to install retrofit windows with dark bronze frames.

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16516 Bordeaux Upon motion duly made, seconded, and carried unanimously, the Board approved the application to install a new front door in a brown color.

16441 Lazare Upon motion duly made, seconded, and carried unanimously, the Board approved the application to paint the patio outside of the living room.

3261 Moritz Upon motion duly made, seconded, and carried unanimously, the Board approved the application to install a drip railing/flashing above the front door at the ground level. It was noted that this unit is on the 3rd floor.

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 None at this time.

Management Designation, Standing and Powerstone Fidelity Bond

Upon motion duly made, seconded, and carried unanimously, the Board approved to file the letter submitted by Powerstone.

Proposed Rule Changes for Signs and Flags & Qualifications of Candidates, Directors/Elected Positions & Parking Rules

Upon motion duly made, seconded, and carried unanimously, the Board approved the changes recommended by Director Lee which have been amended, and it was noted that they would be posted for the required 28-day review and comment period before being formally adopted.

Motus Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved the HOA enrollment of the Motus Earthquake Opt-In Insurance Program for the individual condo owners at a cost of \$850.

16514 Bordeaux – Gutter Replacement & Roof Repairs Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved to allow the owner to have California Gutter Co. install a gutter due to a leak at a cost of \$980 which will be paid for by the owner.

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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 20, 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 7:15 PM to Executive Session.

ATTEST

Board Signature