

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

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, March 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 (left at 6:37 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

Seven (7) homeowners attended the meeting. Topics discussed were:

- Newsletter articles, window boxes, awnings
- Guest passes

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

GRIMAUD GENERAL SESSION MATTERS

February 2023 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud February 28, 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 February 2023 delinquency report.

Architectural Applications

16416 Grimaud – Window Replacement

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace windows.

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BROADMOOR GENERAL SESSION MATTERS

FINANCIALS

Treasurer's Report It was reported that as of the month ending February 28, 2023, the financial statement reflects operating cash of \$192,055.93, reserve assets of \$1,409,228.08, other assets of \$44,925.04 and total assets of \$1,646,209.05. The year-to-date surplus is \$24,289.32 and the total equity is \$149,069.53.

February Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour February 28, 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 the \$100,000 CD's (renewal date of 4/10/23) for 12 months and to also purchase a new \$100,000 CD for 12 months.

GENERAL SESSION MINUTES

February 15, 2023 Upon motion duly made, seconded, and carried, the Board approved the February 15, 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 February 2023 Delinquency Report.

Lien Resolution Upon motion duly made, seconded, and carried unanimously, the Board approved the resolution to lien on account #C115-00137-1.

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
101327	16433 Lazare Lane – plant install	\$150.00
104195	16429 Lazare Lane – plant install	\$415.00
105825	16428 Martin Lane –tree and plant install	\$887.59
105826	3213 Moritz Drive –tree and plant install	\$265.11

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105827	16371 Martin Lane – plant install	\$117.00
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Upon motion duly made, seconded, and carried unanimously, the Board tabled the following proposals submitted by Harvest Landscape:

Proposal #	Description	Price
105868	16587 Tropez Lane – plant install	\$191.04

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance but he reported via email that he has received one outside parking application submitted by residents since the last meeting.

Architectural Advisory Committee Report

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

ARCHITECTURAL APPLICATIONS

16339 Grenoble Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace their wooden deck with a Trex deck.

16557 Tropez Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application for a kitchen remodel which includes the removal the wall between the kitchen and the dining room and requires an indemnity agreement and a City permit.

16557 Tropez Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace two non-functioning windows in the master bedroom and install one large functioning window with the exterior frame must be dark bronze in color and requires a City permit.

16557 Tropez Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace the master bathroom skylight with a solar powered operating skylight which is contingent that Lang Roofing must be the vendor that does this work and also requires an indemnity agreement and a City permit.

16557 Tropez Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace the electric stove with a gas stove and a gas line and requires a City permit.

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-March.

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Fumigation Proposal with No Tile Insurance for Detached Garages

The Board discussed this item. No action was taken on this item and it can be removed from the agenda.

SB326 Inspection Report& Violation Notice

The Board approved the SB326 Inspection Report as presented by Southern Cross Property Consultants and also approved to have management forward the letter that Director Beck-Hammoud provided to the residences noted on the report which the Board will revise.

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
Suzanne Beck-Hammoud	N/A	Reimbursement for 3 tulip jet nozzles from Crystal Fountains for the lagoon	\$1,768.55

Owner Correspondence

The Board reviewed the correspondence submitted by the owners of 3275 Moritz Drive. The owner attended the meeting and discussed it directly with them.

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, April 19, 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 6:58 PM.

ATTEST

Board Signature

Board Signature