BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS MARCH 20, 2024

NOTICE The General Session meeting of the Board of Directors of the Broadmoor

Huntington Harbour Community Association was held on Wednesday, March 20, 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: Ronald Lee, Secretary

Annette Merriam, Treasurer
Jordan Armitage, Member at Large

Jordan Armitage, Member at Large Grimaud/R-1 (left at 6:30)

Powerstone: Michele Rossi, Senior Community Manager,

CCAM, CMCA

ABSENT Directors: Ben Goldberg, President

CALL TO ORDER The meeting was called to order at 6:11 PM by Ron Lee, Secretary.

HOMEOWNER FORUM

Twelve (12) homeowners attended the meeting. Topics discussed were:

- Utility door damaged and who is responsible for repairs
- Dog feces
- Light installation near dog bags
- Grimaud ballot voting for Broadmoor board members
- No agenda for annual election

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 20, 2024, to discuss hearings, violations, executive session minutes, delinquencies, correspondence, legal correspondence and employee matters.

GRIMAUD GENERAL SESSION MATTERS

Grimaud R-1 Financials - February

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud February 29, 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) There were no CD or Treasury Bill renewals at this time.

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS **MARCH 20, 2024**

Grimaud R-1 Delinquency Report - February

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud February 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 February 29, 2024 with operating cash of \$210,843.53, reserve assets of \$1,928,627.91, other assets of \$14,623.38 and total assets of \$2,154,094.82. The year-to-date surplus is \$41,097.70 and the total equity is \$120,630.45.

February Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour February 29, 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 a standing order to allow the Morgan Stanley representative to automatically roll over future CD or Treasury Bills and to keep the money market account below \$150,000 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 upcoming project.

GENERAL SESSION MINUTES

General Minutes

Upon motion duly made, seconded, and carried unanimously, the Board approved the February 21, 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 February 2024 Delinquency Report.

COMMITTEE REPORTS

Social Committee

Melanie McCarthy, Committee Member, stated that there was nothing to report at this time. She asked when the pool was being heated and if there will be another garage sale.

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS MARCH 20, 2024

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 unanimously carried, the Board made the following decisions on the proposals submitted by Harvest Landscape:

Proposal #	Description	Price	Decision
121589	16471 Germain – Behind	NTE	Approved –
	unit, tree limb removals on 5	\$1,360.00	Cost will be
	Melaleuca's		challenged
			before
			approval is
			sent
121602	3273 Moritz – Near stairs –	\$109.63	Approved
	install plant material		
121605	3253-3257 Moritz – Install	\$569.50	Approved
	dwarf Magnolia		

Harvest Landscape Contract Increase

Upon motion duly made, seconded, and unanimously carried, the Board approved the 3% monthly landscape maintenance contract increase which was effective as of January 1, 2024.

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance.

16452 Bordeaux

Upon motion duly made, seconded, and carried unanimously, the Board denied the application to replace 5 retrofit windows that are facing Bordeaux Lane. The owner did not provide a photo or brochure showing the brand and style and color.

16441 Lazare

Upon motion duly made, seconded, and carried unanimously, the Board denied the application to install a new door because the owner did not provide a photo of the door to be installed nor a color swatch.

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS MARCH 20, 2024

UNFINISHED BUSINESS

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership.

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 tabled to adopt the rule changes as they have not been posted for the required 28-day review and comment period per Civil Code. Management was directed to remove it from the agenda until asked to add back for further review.

NEW BUSINESS

Items for Ratification – 16514 Bordeaux

Upon motion duly made, seconded, and carried unanimously, the Board approved to have the association pay \$1,300 towards ADCO invoice #9752 which was in in the amount of \$3,200 for roof repairs with funds to be expended from Operating GL #5865. The owner will be reimbursing the association for this charge.

16411 Lazare – Lang Roofing Inspection

The Board reviewed the correspondence submitted by Lang Roofing which stated that they inspected the roof section behind the chimney and located watermarks on the felt paper. There are numerous broken tiles as well as the surrounding areas on the roof. The area was sealed with plastic roof cement and the tile was reinstalled. The chimney flue was inspected and resealed. Due to the number of broken tiles on this roof it has voided the warranty. All tiles are now the responsibility of the HOA.

Roseman Proposal to Draft Election Rules

Upon motion duly made, seconded, and carried unanimously, the Board denied the proposal submitted by Roseman Law to draft the association's election rules at a cost of \$750.

Association Profile It was noted that the Board will review the association profile provided by Powerstone and determine if any changes are needed.

Gutter Repairs Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal submitted by Pacific Coast Rain Gutters to clear a gutter and replace a section of gutter at 2 units (16437 Lazare & 16511 Tropez) at a cost of \$861 with funds to be expended from Operating.

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS MARCH 20, 2024

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 17, 2024, at 6:00 PM

at the Huntington Bay Club located at 4121 Warner, Huntington Beach,

CA 92649.

ADJOURNMENT There being no further business the meeting was adjourned at 6:56 PM.

ATTEST

Board Signature