



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

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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.

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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:

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

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.

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**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 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.

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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, 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**

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Board Signature