

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
APRIL 19, 2023**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, April 19, 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

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

ABSENT Directors: Jordan Armitage, Member at Large/R-1

CALL TO ORDER The meeting was called to order at 6:05 PM by Ben Goldberg, President.

HOMEOWNER FORUM

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

- Vehicle broken into and concerns about people jumping the fence
- Clarification on which pots were moved as noted in the last newsletter
- Seagulls
- Common area clarifications

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 April 19, 2023, to discuss hearings, violations, executive session minutes, delinquencies, legal matters, correspondence, and employee matters.

GRIMAUD GENERAL SESSION MATTERS

February 2023 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud March 31, 2023 financial report as Director Armitage was not in attendance.

CD Renewals

Upon motion duly made, seconded, and carried unanimously, the Board approved to renew the \$55,000 CD with an expiration date of 5/8/23 and increased it to \$60,000 for 9 months.

March 2023 Grimaud R-1 Delinquency

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

Architectural Applications

No architectural applications were discussed.

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BROADMOOR GENERAL SESSION MATTERS

FINANCIALS

Treasurer's Report It was reported that as of the month ending March 31, 2023, the financial statement reflects operating cash of \$207,138.68, reserve assets of \$1,481,960.68, other assets of \$39,138.62 and total assets of \$1,728,237.98. The year-to-date surplus is \$9,890.88 and the total equity is \$134,671.09.

Reallocation from Operating to Reserves

Upon motion duly made, seconded, and carried unanimously, the Board approved moving the Blinn & Young Invoice #44469 for a new awning in the amount of \$969.75 from Operating to Reserves.

March Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour March 31, 2023, financial statement, 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 with a renewal date of 5/19/23 for 12 months.

GENERAL SESSION MINUTES

March 15, 2023

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

COMMITTEE REPORTS

Harvest Landscape – 6% Increase Request

The Board discussed the 6% increase request for the monthly landscape maintenance contract with Harvest Landscape starting January 1, 2023 and management was directed to remove it from the agenda.

Social Committee Appointment(s)

Upon motion duly made, seconded, and carried unanimously, the Board approved to appoint the following members to the Social Committee:

- Julie Mann, Chair
- Susan Bennett
- Betty Schmicker
- Denise Faulkner
- Arlene Ferguson
- Gina Brougham

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Social Committee – First Event

Betty Schmicker, Committee Member, was in attendance and provided a proposed summary of the first event, Lagoon and Other Project Celebration, that the committee would like to schedule for June 3 starting at 1:00 pm.

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 |
|-------------------|---|--------------|
| 106952 | Throughout the association – Palm tree trimming and New Zealand Christmas tree trimming | \$7,253.00 |
| 102009 | 16428 Martin - plant install | \$62.50 |
| 106796 | 16610 Bordeaux - tree staking and ties | \$178.98 |
| 107432 | 16552 Bordeaux – plant install | \$315.00 |
| 107433 | 16610 Bordeaux – plant install | \$315.00 |

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

| Proposal # | Description | Price |
|-------------------|---|--------------|
| 105868 | 16587 Tropez Lane – plant install (tabled at the March meeting) | \$191.04 |

Parking Committee Report

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

Architectural Advisory Committee Report

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

ARCHITECTURAL APPLICATIONS

16531 Tropez Lane Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace all of their windows and sliding door with a dark bronze color frame.

16531 Tropez Lane Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application for a full kitchen and dining area remodel.

16531 Tropez Lane Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace their front door which must be brown in color and is contingent on the Architectural Review Committee confirming the color.

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16557 Tropez Lane Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace their front door which must be brown in color and is contingent on the Architectural Review Committee confirming the color.

16478 Bordeaux Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to install an A/C heat pump system which will be installed in their exclusive use patio and requires an indemnity agreement.

16580 Bordeaux Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace all of their windows which includes raising the height of one of the windows to code.

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 back from maternity leave and the process is moving forward.

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 |
|------------------|------------------------------|--|--------------------|
| 1 Stop Pool Pros | ZNRZD-ZRRYZ-X7JOT-CH9RC | 3 Lagoon circulation pump installation | \$4,700 - Reserves |

Awning Proposal Upon motion duly made, seconded, and carried unanimously, the Board approved a proposal submitted by Blinn & Young for the replacement of 12 awning locations at a cost of \$14,400.79 with funds to be expended from Reserves and in accordance with Civil Code 5502 approved any transfer for funds associated with the disposition of the contract. The vendor must meet with Director Merriam and Chris Gray for measurements. Management was directed to not forward this proposal to their legal counsel.

16439 Lazare – Waterproofing Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved proposal #2486 submitted by PrimeCo to prep and apply a waterproof coating system to the wall planes located by 16439 Lazare at a cost of \$1,967.60 and in accordance with Civil Code 5502 approved any transfer for funds associated with the disposition of the contract.

Maintenance Requests and Email Process

Upon motion duly made, seconded, and carried unanimously, the Board approved to designate one board member to respond to Powerstone with direction for maintenance requests via email going forward.

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Urn Fountain at Front Gate Discussion

Upon motion duly made, seconded, and carried, the Board approved to have the maintenance department remove the urn fountain at the front gate due to the plants only lasting a few weeks due to the chemicals in the water and to restore the planter/pot. Director Lee voted against.

Lagoon Fountain Area – Rock or Sand Blast Discussion

Discussion was held about the blue copper sulfate stains on the river rocks and sides of the bulkhead in the lagoon's river rock area. Three proposals were discussed (i) leaving the rocks as is, (ii) covering the rocks with 5 tons of loose river rocks, or (iii) sand blasting to remove the blue stains.

Director Lee made a motion to sand blast the rock and bulkhead stains. There being no second, the motion died.

Upon motion duly made, seconded, and carried, the Board approved proposal #21253 submitted by Thompson Building Materials for the installation of rocks that will be installed on top of the existing rocks at a cost of \$2,140.99 and in accordance with Civil Code 5502 approved any transfer for funds associated with the disposition of the contract. Director Lee voted against the motion, citing his concern (i) that adding 9800 pounds of loose rocks may worsen the existing crack in the fountain area and (ii) that the added loose rocks will trap dirt and debris and become an ongoing maintenance issue.

Benches Discussion Upon motion duly made, seconded, and carried unanimously, the Board approved to have Director Merriam purchase up to 6 replacement benches for the common area at a cost NTE \$2,700 with funds to be expended from Reserves and in accordance with Civil Code 5502 approved any transfer for funds associated with the disposition of the contract.

ADCO Proposal – Stand-Alone Garage Roofs

Upon motion duly made, seconded, and carried unanimously, the Board approved the revised proposal #7759 submitted by ADCO South to re-roof the remaining 28 stand-alone garages and 2 pool house tower roofs at a cost of \$130,209 with funds to be expended from Reserves and in accordance with Civil Code 5502 approved any transfer for funds associated with the disposition of the contract. Management was directed to not forward this proposal to their legal counsel.

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, May 17, 2023, at 6:00 PM at the Huntington Bay Club located at 4121 Warner, Huntington Beach, CA 92649.

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ADJOURN

There being no further business the meeting was adjourned at 7:50 PM.

ATTEST

Board Signature