

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, May 17, 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

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

ABSENT Directors: Suzanne Beck-Hammoud, Secretary
Jordan Armitage, Member at Large/R-1

CALL TO ORDER The meeting was called to order at 6:06 PM by Ben Goldberg, President.

HOMEOWNER FORUM
Nine (9) homeowners attended the meeting. Topics discussed were:

- Key for fumigation not returned
- Rocks and unlocked gate
- Location of association deliveries, budgeting for 2023-2024

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 May 17, 2023, to discuss hearings, violations, executive session minutes, delinquencies, legal matters, scopes of work, correspondence, and employee matters.

GRIMAUD GENERAL SESSION MATTERS
March & April 2023 Grimaud R-1 Financials
Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud March 31, 2023 and April 30, 2023 financial statements as Director Armitage was not in attendance.

CD Renewals There were no CD renewals at this time.

March and April 2023 Grimaud R-1 Delinquency
Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud March and April 2023 delinquency reports as Director Armitage was not in attendance.

Architectural Applications
No architectural applications were discussed.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
MAY 17, 2023**

**BROADMOOR GENERAL SESSION MATTERS
FINANCIALS**

Treasurer's Report It was reported that as of the month ending April 30, 2023, the financial statement reflects operating cash of \$194,015.35, reserve assets of \$1,525,677.38, other assets of \$30,956.63 and total assets of \$1,750,649.36. The year-to-date surplus is \$9,257.88 and the total equity is \$134,038.09.

April Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour April 30, 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 There was no CD renewal at this time.

GENERAL SESSION MINUTES

April 19 15,2023 Upon motion duly made, seconded, and carried, the Board approved the April 19, 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 April 2023 Delinquency Report.

Lien Authorization Upon motion duly made, seconded, and carried, the Board approved the lien authorization on account #C115-02761-1.

Lien Authorization Upon motion duly made, seconded, and carried, the Board approved the lien authorization on account #C115-01317-2.

COMMITTEE REPORTS

Social Committee Ben Goldberg was in attendance and provided an update on the first event, Lagoon and Other Project Celebration, that is scheduled 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
108839	16649 Lazare - Install purple petunia for ficus plaza party-prep	\$442.61
108841	16428 Martin – Install purple trumpet vine to replace bougainvillea	\$122.26
108947	3213 Moritz – Install dumondia ground cover for 2 coves	\$163.05

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
MAY 17, 2023**

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

Proposal #	Description	Price
108449	Grimaud outer wall - Replace dead lantana with purple salvia.	\$944.68

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance and he reported that he received no outside parking applications submitted by residents since the last meeting.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was not in attendance but it was noted by Director Lee that three new applications have been received since the last meeting.

ARCHITECTURAL APPLICATIONS

16478 Bordeaux Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to install a retractable screen in dark bronze or brown in color.

16580 Bordeaux Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace 3 windows with retrofit windows and 1 slider with exterior frames being bronze in color.

3205 Moritz Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to install an A/C condenser on their 2nd floor balcony which sits over the garage. The application requires an indemnity agreement.

UNFINISHED BUSINESS

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership.

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	#605	Installation of 2 new pump for the #2 and #8 pump location at the lagoon	\$3,150 Reserves

Change in Officer Positions

Upon motion duly made, seconded, and carried unanimously, the Board tabled this item to the next meeting.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
MAY 17, 2023**

Allied Universal – Service Agreement Renewal

Upon motion duly made, seconded, and carried unanimously, the Board approved the Allied Universal Service Agreement Renewal. It was noted that there was no change in pricing.

Roseman Law – Renewal of General Counsel Annual Retainer

Upon motion duly made, seconded, and carried unanimously, the Board approved the Roseman Law Renewal of General Counsel Annual Retainer at a cost of \$600.

Bordeaux Basement Flooding

Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal from Petra Geosciences, Inc. to perform a geotechnical evaluation in regard to the reported door drainage conditions at residences located at 16495-16511 Bordeaux Lane (4 units) at a cost of \$4,880.

1 Stop Invoices - Chemicals

Upon motion duly made, seconded, and carried unanimously, the Board approved discontinuing chemical service from 1 Stop Pool Pros. and the association will supply the necessary chemicals to the containers.

Skylight Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved a proposal from Lang Roofing to remove and replace a broken skylight at a cost of \$1,350 with funds expended from Reserves and includes a 10-year warranty. It was approved by the vendor that the cost of the inspection from Invoice #4261 in the amount of \$240 can be deducted from this proposal.

Craig Roofing Proposal – Roof Tile Repairs After Fumigation

Upon motion duly made, seconded, and carried unanimously, the Board approved a proposal submitted by Craig Roofing at a cost not to exceed \$39,000 to replace and/or repair all damaged or broken field and trim tiles for the remaining 18 buildings after termite fumigation 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 not to forward this proposal to their legal counsel.

Owner Correspondence – C115-02050-1

The Board reviewed the owner's correspondence. Upon motion duly made, seconded, and carried unanimously, the Board denied the owner's request for reimbursement.

MANAGEMENT REPORTS

The Board reviewed the property inspection report, open work order report, open violation report and action list.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
MAY 17, 2023**

NEXT MEETING The next meeting is scheduled for Wednesday, June 21, 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 7:00 PM.

ATTEST

Board Signature