

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JUNE 15, 2022**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, June 15, 2022, at the Huntington Bay Club 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, Vice President Annette Merriam, Treasurer Ron Lee, Secretary Jordan Armitage, Member at Large/R-1 Director (left at 6:48 PM)
Powerstone:	Michele Rossi, Senior Community Manager, CCAM, CMCA

ABSENT Directors: Garry Brown, President

CALL TO ORDER The meeting was called to order at 6:00 PM by Ben Goldberg, Vice President.

HOMEOWNER FORUM

Eleven (11) homeowners attended the meeting. Topics discussed were as follows:

- Dues increase
- Grimaud election votes
- Annual election results
- PrimeCo concerns/insurance

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 June 15, 2022, to discuss violations, delinquencies, contracts, personnel matters and executive session minutes.

GRIMAUD GENERAL SESSION MATTERS

April 2022 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud April 30, 2022, 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.

May 2022 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud May 31, 2022, 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.

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Write Off "Due to Reserves" Balance

Upon motion duly made, seconded, and carried unanimously, the Board approved the accountant's recommendation to write-off the "due to reserves" balance in the amount of \$4,758.24 which will be applied to the prior year equity and Reserves GL 3000.

Reserve Account Investment Allocation

Upon motion duly made, seconded, and carried unanimously, the Board approved to reinvest \$40,000 into a 6-month CD that is due to renew in October 2022.

April 2022 Delinquency Report

Upon motion duly made, seconded, and carried unanimously, the Board approved the April 2022 Delinquency Report.

May 2022 Delinquency Report

Upon motion duly made, seconded, and carried unanimously, the Board approved the May 2022 delinquency report.

Reserve Analysis Report

Upon motion duly made, seconded, and carried unanimously, the Board approved Version 4 of the draft reserve study presented by Advanced Reserve Solutions (ARS).

R-1 Architectural Committee Application Revisions

It was noted that the R-1 homes do not need to complete an indemnity agreement. Upon motion duly made, seconded, and carried unanimously, the Board approved to update the R-1 Property Home Modification Application to reflect this which will be posted in order to provide the required 28-day review and comment period before a final approval can be made.

R-1 Architectural Advisory Committee Report - 16522 Grimaud - Architectural Application

Upon motion duly made, seconded, and carried unanimously, the Board approved the application to install a pool.

Grimaud/R-1 Contribution to Administrative Costs

Upon motion duly made, seconded, and carried unanimously, the Board tabled this matter to the July Executive Session agenda.

Rule Change Consideration

Upon motion duly made, seconded, and carried unanimously, the Board tabled this matter to the July agenda.

Sea Wall Maintenance

This was discussed for informational purposes only.

FINANCIALS

Treasurer's Report

It was reported that as of the month ending May 31, 2022, the financial statement reflects a total of \$143,519.44 in operating cash, reserve assets

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of \$1,931,547.27, other assets of \$59,009.22 and total assets of \$2,134,075.93. The year-to-date surplus is \$13,679.43 and the total equity is \$122,899.58.

May Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour May 31, 2022, 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.

Indemnity Agreements Recode Balance Upon motion duly made, seconded, and carried unanimously, the Board tabled to recode the balance of GL 2026 to GL 5010 as there is one that is not completed.

GENERAL SESSION MINUTES

May 18, 2022 Upon motion duly made, seconded, and carried unanimously, the Board approved the May 18, 2022, 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 May 2022 Delinquency Report.

COMMITTEE REPORTS

Landscape Committee Report Suzanne Beck-Hammound, Committee Chair, was not in attendance so no verbal report was provided to the Board or the membership.

Parking Committee Jeff Pennington, Committee Chair, was not in attendance but reported in advance that no new outside parking applications were submitted by residents since the last meeting.

Architectural Advisory Committee Report Chris Gray, Committee Chair, provided a verbal report to the Board and the membership.

ARCHITECTURAL APPLICATIONS

16416 Martin Lane Upon motion duly made, seconded, and unanimously carried, the Board approved the application to replace the sliding glass door in the living room to the patio/deck which will be retrofit with a dark bronze frame.

16575 Bordeaux Lane Upon motion duly made, seconded, and unanimously carried, the Board approved the application to replace all windows and sliding glass doors which will be retrofit with a dark bronze frame. They additionally approve to allow the owner to replace their front door which will be the same size as original, fiberglass with one fixed window and will be a brown hue or tone.

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UNFINISHED BUSINESS

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership on this.

Electrical Vehicle Charging Stations

No action was needed on this item.

Orange County Power Authority (OCPA)

Director Lee made a motion to choose Option 1 which is to stay/return to Southern California Edison (SCE).

NEW BUSINESS

Ratify Approvals

Upon motion duly made, seconded, and carried unanimously, the Board approved to ratify the following items that were approved outside of a meeting as emergencies:

Vendor	CO #/ Proposal #	Description	Price
Gate Key	Multiple invoices	Reimbursement to Community Manager, Michele Rossi, for invoices that had not been paid. Invoice is for \$655 but Powerstone will absorb the \$75 in late charges and a \$25 electronic processing charge per Kendrah Kay.	\$580

Grimaud Slurry Seal Upon motion duly made, seconded, and unanimously carried, the Board approved the Rose Paving LLC proposal to remove and replace asphalt (\$16,683.72) and apply two coats of slurry seal (\$9,121.44) for a total of \$25,805.16 and in accordance with Civil Code 5502 approved any transfer of funds associated with the disposition of the contract and is subject to the R-1 Advisory committees review and sign-off for the project. Funds will be expended from Reserves with R-1 paying a portion of the cost. The association's maintenance staff will restripe the speed bumps.

Huntington Beach Water Restrictions – Level 2 Water Supply Shortage

The Board reviewed the correspondence and provided an update to the membership. No action was needed.

Purchasing of Paint for Maintenance Staff

The Board discussed this item and it was noted that PrimeCo will be providing the association with all of the leftover paint for future use. No action was needed.

3226 Anne Circle – Water Stain Repair

Upon motion duly made, seconded, and carried unanimously, the Board denied the owners request to repaint the bathroom ceiling due to the amount of time that has passed since this has supposedly occurred. We

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are trying to remedy the current issues, but the owner must respond to PrimeCo so that these can be rectified.

2022-2023 Draft Budget

No action was needed on this as the Draft budget has not been finalized by Powerstone yet.

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, July 20, 2022, at 6:00 PM at the Huntington Bay Club located at 4121 Warner, Huntington Beach, CA 92649.

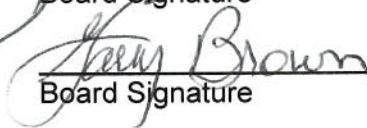
ADJOURN

There being no further business the meeting was adjourned at 7:25 PM.

ATTEST



Board Signature



Board Signature