

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
June 18, 2014**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, June 18, 2014 at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

PRESENT Directors Present: Ron Lee
Jim Parrot
Ellen Orange
Carlos Bosio
Robert Sebring

Representing Powerstone: Debbie Evans

Others Present: 14 homeowners

CALL TO ORDER The meeting was called to order at 7:02 pm by Jim Parrott, President.

COMMITTEE REPORTS

Publicity/Recreation No report at this time.

Architectural Chris Gray from the Architectural Committee reported that applications were submitted as follows:

1. 16514 Bordeaux for interior repair to his living room
2. 16466 Boardeax for window replacement
3. 16452 Germain Cir for replacement of kitchen window
4. 16552 Bordeaux for replacement of sliding patio door
5. 16432 Martin Lane resubmittal for cable under ground
6. 16532 Bordeaux for repair to outside wall resulting from a plumbing repair

The committee recommended approval.

Treasurer's Report Management reported that the financials reflect \$115,469.75 in operating cash, \$804,591.89 in reserves, \$39,497.58 in other assets for a total assets of \$959,559.22 and a \$67,509.36 current year surplus.

Landscape Mike Carpenter was present to report on landscape issues and the pots around the pool are in the process. Three palm trees will be removed on Friday.

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Parking The Board reviewed the parking decal issue. It was noted that the parking committee discussed enforcement of the existing rules and it was noted that outside decals will be re-issued over the coming months to eliminate the excess parking outside.

Maintenance Ellen Brown reported that Right Angle Solutions will begin working on the lagoon on June 23rd and it will take approximately 4 days to complete to return the lagoon to its original condition.

 The Moritz archway repair is being reviewed by the architectural committee regarding the flashing and complaints on the repair.

 Various maintenance items reported including lamp replacements, gate maintenance, stucco repairs, plumbing repairs, sheppard hook repairs, Moritz archway repairs in addition to other maintenance items.

Grimaud No report at this time.

Communications No report at this time.

Pool Tess Kippert asked for volunteers for the pool committee.

HOMEOWNER FORUM

Sue Conrad Sue Conrad was present to complain about the water intrusion at her unit from the unit upstairs coming from the deck above. The Board requested that the maintenance committee inspect the deck and advise what action should be taken to repair the area.

MINUTES The Board reviewed the minutes of the May 21, 2014 regular session meeting and upon motion duly made and seconded the Board approved the minutes as amended.

FINANCIAL
STATEMENT Upon motion duly made and seconded the Board approved the May 31, 2014 financial report.

NEW BUSINESS New Business

2014-15 Budget The Board reviewed the 2014-15 Budget draft which was prepared based on the reserve study meeting. Upon motion duly made and seconded the Board resolved to approve the budget with a 20% increase in assessments to \$406 per unit per month. The Board agreed to schedule a special homeowner meeting to discuss the

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issue on Sunday, August 3, 2014 at 3:00 pm at the front vehicle courtyard near the trees.

16514 Bordeaux The Board reviewed the revised roofing proposal submitted by Lang Roofing to reroof 16514 Bordeaux based on the new scope of work resulting from the roofing inspection. It was noted that additional proposals are being obtained.

Lagoon
Maintenance The Board noted that the lagoon will be drained and new plumbing and pumps and motors are being installed.

Pool Maintenance The Board reviewed the pool maintenance proposals and upon motion duly made and seconded the Board resolved to terminate the contract with Blue Balance. Upon motion duly made and seconded the Board resolved to approve the proposal from 1Stop Pool Pros with the start date to be determined based on the resolution of the lagoon.

Chimney Repair The Board tabled the issue until next month.

Online Violation
Reporting The Board discussed the idea of implementing an on-line violation reporting system through the website. No action was taken at this time.

Doggie Waste The Board discussed the issue regarding dog waste and the recommendation that additional dog stations be installed. Upon motion duly made and seconded the Board agreed to approve the installation of 6 receptacles and 3 additional bag stations.

Pool Umbrellas The Board discussed the need for additional pool umbrellas and upon motion duly made and seconded the Board resolved to purchase 3 umbrellas for a cost of approximately \$1200.

**MANAGEMENT
REPORT**

The Board reviewed the Management Reports.

NEXT MEETING

The next meeting was set for Wednesday, July 16, 2014 at 7:00 pm.

ADJOURN

There being no further business the meeting was adjourned at 8:15 pm.

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ATTEST

Board Signature

Board Signature.

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