

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JUNE 21, 2023**

Architectural Applications

16482 Grimaud – Repaint the Home

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application submitted to repaint the home.

16402 Grimaud – Repaint/stain the Garage Door

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to repaint/stain the garage door.

Grimaud R-1 Draft Reserve Study

Upon motion duly made, seconded, and carried unanimously, the Board approved the Grimaud R-1 draft reserve study (version 2) as provided by Advanced Reserve Solutions.

BROADMOOR GENERAL SESSION MATTERS

FINANCIALS

Treasurer's Report

It was reported that as of the month ending May 31, 2023, the financial statement reflects operating cash of \$196,472.41, reserve assets of \$1,450,533.71, other assets of \$27,447.29 and total assets of \$1,674,453.41. The year-to-date surplus is \$15,382.23 and the total equity is \$140,162.44.

May Financials

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

There was no CD renewal at this time.

GENERAL SESSION MINUTES

May 17, 2023

Upon motion duly made, seconded, and carried, the Board approved the May 17, 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 May 2023 Delinquency Report.

COMMITTEE REPORTS

Social Committee

Nobody from the Social Committee was in attendance.

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 made the following decisions on the proposals submitted by Harvest Landscape:

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Proposal #	Description	Price	Decision
108449 (previously tabled)	Grimaud outer wall - Replace dead lantana with purple salvia.	\$944.68	Denied
108449 (Revised)	Grimaud along wall where lantana is not thriving. Replace all lantana with ice plant.	\$291.00	Approved
105868	Near the end of the lagoon – Install golden duranta. Pots will be relocated and disposed of.	\$191.04	Approved
110298	16575 Tropez – planter bed next to garage – Remove dying ligustrum hedges and replace with new plant material	\$253.43	Approved

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 but it was noted by Director Lee that no new applications have been received since the last meeting through the committee.

ARCHITECTURAL APPLICATIONS

16439 Lazare Lane – Interior & Exterior Repairs

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to complete interior and exterior repairs due to a leak at the residence.

3213 Anne Circle – Repair Plumbing Inside Walls

The Board removed the architectural application to re-pipe the unit which includes removing and repairing stucco as the work was all done internally and the application was no longer needed.

UNFINISHED BUSINESS

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership.

Benches

Upon motion duly made, seconded, and carried unanimously, the Board approved to have Director Merriam purchase 5 sets of iron feet for the benches at a cost of \$1,158.74 with funds to be expended from Reserves.

Change in Officer Positions

Upon motion duly made, seconded, and carried unanimously, the Board approved the following changes:

- Ron Lee, Secretary
- Suzanne Beck-Hammoud, Vice President

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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
ADCO	Change Order #8966	3299 Moritz Drive – garage roof and 2 small eyebrow roofs	\$4,424 Reserves

Roseman Law – 2023 Fee Schedule

Upon motion duly made, seconded, and carried unanimously, the Board approved the 2023 Fee Schedule submitted by Roseman Law.

HMA Legal Fees Increase

Upon motion duly made, seconded, and carried unanimously, the Board approved to have the HMA document charges updated due to the recent Roseman Law 2023 Fee Schedule increases which includes \$150 for recording and the MUA legal charges being raised from \$400 to \$750. Director Lee will make the changes to the document and it will be noted in the upcoming newsletter.

Draft Reserve Study

Upon motion duly made, seconded, and carried unanimously, the Board approved the draft reserve study (version 2) submitted by Advanced Reserve Solutions.

Community Handbook Draft Revisions

Upon motion duly made, seconded, and carried unanimously, the Board approved the draft revisions to the Community Handbook and it was noted that it will be posted for the mandatory 28-day review and comment period which will be available on the website due to the size of the document.

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 19, 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 7:03 PM.

ATTEST

Board Signature