

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

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, July 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
Suzanne Beck-Hammoud, Vice President
Ronald Lee, Secretary
Annette Merriam, Treasurer

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

Sixteen (16) homeowners attended the meeting. Topics discussed were:

- Air BnB
- Budget increase
- Gates left open
- Community rules - music
- Skylight cleaning
- Community music

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

GRIMAUD GENERAL SESSION MATTERS

June 2023 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud June 30, 2023 financial statement.

CD Renewals There were no CD renewals at this time.

June 2023 Grimaud R-1 Delinquency

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

Architectural Applications – There were no applications reviewed.

Grimaud R-1 Draft 2023-2024 Budget

Upon motion duly made, seconded, and carried unanimously, the Board approved the Grimaud R-1 2023-2024 draft budget which shows dues

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remaining at \$144 per year per owner. In addition, upon motion duly made, seconded and unanimously carried the Board confirms its policy that with the approval of the budget, it authorizes the transfers of the approved expenses including but not limited to utilities, insurance payments, monthly reserve transfers and approved contracts that may be in excess of \$10,000 or 5% of the total reserves and operating funds, whichever is lower.

**BROADMOOR GENERAL SESSION MATTERS
FINANCIALS**

Treasurer's Report It was reported that as of the month ending June 30, 2023 with operating cash of \$199,170.50, reserve assets of \$1,516,593.66, other assets of \$17,799.68 and total assets of \$1,733,563.84, other assets of \$27,447.29 and total assets of \$1,674,453.41. The year-to-date surplus is \$604.53 and the total equity is \$125,384.74.

June Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour June 30, 2023 financial statement and 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 either renew the \$50,000 CD which is up for renewal on 8/9/23 for up to 12 months or purchase a new treasury for up to 12 months. Director Merriam will determine if it will be a CD or a treasury and will contact the Morgan Stanley representative directly.

GENERAL SESSION MINUTES

General Minutes Upon motion duly made, seconded, and carried, the Board approved the June 21, 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 June 2023 Delinquency Report.

COMMITTEE REPORTS

Social Committee There was no update from the Social Committee.

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:

| Proposal # | Description | Price | Decision |
|-------------------|-----------------------------------|--------------|-----------------|
| 110089 | 16505 Tropez – install new plants | \$315.14 | Approved |

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| | | | |
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| | and mulch | | |
| 105825 | 16428 Martin – install magnolia little gem tree and boxwoods | \$887.59 | Approved |
| 100376 | 16528 Bordeaux – install magnolia little gem tree | \$450.00 | Approved |

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 in attendance and presented the committee's recommendation to deny a homeowner's request to install tile in the common area entryway.

ARCHITECTURAL APPLICATIONS

16339 Grenoble– Install Tile in the Entryway and Out to the Street

Upon motion duly made, seconded, and carried unanimously, the Board denied the architectural application to install tile in the common area entryway of the unit.

UNFINISHED BUSINESS

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership.

Compliance Policy and Fine Schedule & Community Handbook Draft Revisions

The Board noted that the proposed revised Compliance Policy and Fine Schedule, and Community Handbook are currently posted for the mandatory 28-day review on the website due to the size of the document. Both items will be formally considered for approval at a special meeting scheduled to be held on July 25, 2023.

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 |
|-------------------------|------------------------------|--|------------------------------|
| Jon Emerik's Iron Works | N/A | Fabricate and weld anchor support bracket at the main vehicle entrance | \$1,680 Operating |
| PrimeCo | CCO-035 | 16433-16435 Lazare – Replace ledger with anchor bolts, remove and install new planks | \$2,475 Reserves #3048 |
| PrimeCo | CCO-036 | 3277 Francois – Repair made at first step | \$1,880 Reserves #3048 |
| PrimeCo | CCO-038 | 16435 Lazare – Remove and | \$2,687 |

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| | | replace planks and joists and paint | Reserves #3048 |
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2023-2024 Budget Upon motion duly made, seconded, and carried unanimously, the Board approved the 2023-2024 draft budget reflecting a 3.1% increase in assessments. In addition, upon motion duly made, seconded and unanimously carried the Board confirms its policy that with the approval of the budget, it authorizes the transfers of the approved expenses including but not limited to utilities, insurance payments, monthly reserve transfers and approved contracts that may be in excess of \$10,000 or 5% of the total reserves and operating funds, whichever is lower.

Spectrum Cable TV/Internet

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

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, August 16, 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 7:20 PM.

ATTEST

Board Signature