

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JULY 20, 2022**

June 2022 Delinquency Report

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

Grimaud Lane Parking Rule Change

Upon motion duly made, seconded, and carried unanimously, the Board approved the following parking rule updates for Grimaud Lane, which will be posted for the required 28-day review and comment period before it can be formally adopted: "No unregistered vehicles or vehicles registered for planned nonoperation shall be stored or parked on Grimaud Lane or in the driveways of an R-1 home. All vehicles parking on the resident side of Grimaud Lane must park on the flat bottom portion of the red stamped concrete and not on the sloped or upper portion of the red stamped concrete. No vehicles may be parked in front of a mailbox without permission from the Owner of the mailbox."

Grimaud Contribution to Administrative Costs

Upon motion duly made, seconded, and unanimously carried, the Board approved to have R-1 Grimaud pay \$150 per month towards management fees which will be budgeted for in their 2022-2023 budget. In addition, R-1 Grimaud will pay their proportionate 8.27% share of ongoing reserve study and annual financial audit fees.

R-1 2022-2023 Budget

Upon motion duly made, seconded, and unanimously carried, the Board approved the R-1 draft budget reflecting a 0% 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.

R-1 Architectural Committee Application Revisions

Upon motion duly made, seconded, and carried unanimously, the Board approved to formally approve the updated R-1 Property Home Modification Application which was posted for the 28-day review and comment period as required by Civil Code.

R-1 Architectural Advisory Committee Report - 16496 Grimaud - Architectural Application

Upon motion duly made, seconded, and carried unanimously, the Board approved the application to replace their chimney caps which will be the same style and color as what is currently installed.

FINANCIALS

Treasurer's Report

It was reported that as of the month ending June 30, 2022, the financial statement reflects a total of \$168,081.21 in operating cash, reserve assets of \$1,847,299.43, other assets of \$44,350.31 and total assets of \$2,059,730.95. The year-to-date surplus is \$11,075.66 and the total equity is \$120,295.81.

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

CD Renewal Upon motion duly made, seconded, and carried unanimously, the Board approved to renew the \$100,000 CD due on 7/29/22 for 3 months.

GENERAL SESSION MINUTES

June 15, 2022 Upon motion duly made, seconded, and carried, the Board approved the June 15, 2022, General Session meeting minutes as prepared by Powerstone Property Management. Director Brown abstained.

DELINQUENCY

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

Authorization to Lien Upon motion duly made, seconded, and carried unanimously, the Board approved to authorize a lien on C115-00561-3.

Proceed with Filing a MFRS to Pursue Collection or Place Account on Hold
Upon motion duly made, seconded, and unanimously carried, the Board approved to authorize Roseman Law to proceed with filing a MFRS to pursue collection of the delinquent assessments at a cost of \$900, not including filing costs or court appearances on account C115-02985-4.

COMMITTEE REPORTS

Landscape Committee Report
Suzanne Beck-Hammound, Committee Chair, was not in attendance so Director Brown provided a verbal report.

Harvest Landscape Proposal
Upon motion duly made, seconded, and unanimously carried, the Board approved proposal #96034 from Harvest Landscape to remove 4 trees at a cost of \$2,100.

Parking Committee Report
Jeff Pennington, Committee Chair, was in attendance and reported 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.

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ARCHITECTURAL APPLICATIONS

3221 Moritz Upon motion duly made, seconded, and unanimously carried, the Board approved the application to install an additional water line.

16435 Lazare Lane Upon motion duly made, seconded, and unanimously carried, the Board approved the application to make repairs to the unit's two balcony decks caused by installation of tiling on decks, requiring replacement of cantilevered floor joists through the bedroom and kitchen.

16561 Tropez Lane Upon motion duly made, seconded, and unanimously carried, the Board approved the application to replace the existing wood patio deck.

UNFINISHED BUSINESS

Amended and Restated Bylaws & CC&R's

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

Electrical Vehicle Charging Stations

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

Grimaud Slurry Seal The Board discussed this item and directed management to schedule a meeting with Rose Paving, Director Lee and Chris Gray to discuss some additional concrete work that it has been determined to be needed.

2022-2023 Draft Budget

Upon motion duly made, seconded, and unanimously carried, the Board approved the draft budget reflecting a 0% 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.

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	Description	Price
Bill Selfridge	Reimbursement for the replacement of 2 cameras at the guardhouse	\$91.54

Jon Emerick's Iron Works Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal from Jon Emerick's Iron Works to fabricate, prime and install 2 handrails at the tennis court east side stairs at a cost of \$1,760 with funds to be expended from Reserves #3022 (tennis court). The work cannot be completed until the city approves the foundation inspection and management is to include Director Lee on the approval work order email.

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3237 Francois – Rain Gutter Repair

Upon motion duly made, seconded, and carried unanimously, the Board tabled the proposal from Greystone and directed management to have two additional vendors meet with Director Lee and/or Director Merriam in order to provide proposals.

2022 Utility Closet Door Replacement Project

Upon motion duly made, seconded, and carried unanimously, the Board tabled the proposal from Greystone and directed management to request an additional proposal from PrimeCo and one additional vendor.

Owner Correspondence – Legal Fees

The Board reviewed correspondence submitted by the owner of 3187 Moritz regarding legal fees. No action is needed.

Owner Correspondence – Water Leaks & Responsibility

The Board reviewed correspondence submitted by the owner of 3212 Anne Circle requesting that the association include another article in the next newsletter regarding water leaks and responsibility.

Owner Correspondence – Main Water Line Hit by Vehicle

The Board reviewed correspondence submitted by the owner of 16452 Germain. It was noted that the repair to the stucco which had to be removed in order for the owners to repair their main water line which a vehicle hit has already been completed. No action is needed.

PrimeCo Change Order

Upon motion duly made, seconded, and carried unanimously, the Board approved Change Order #21 to remove and replace 43 vents in stucco, patch and repaint stucco and remove and replace 5 stair stringers at various locations at a cost of \$8,780.69 with funds to be expended from Reserves and in accordance with Civil Code 5502 approved any transfer of funds associated with the disposition of the contract.

MANAGEMENT REPORTS

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

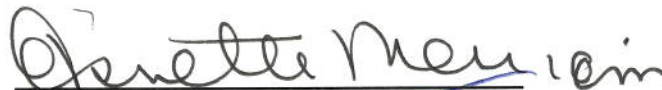
NEXT MEETING

The next meeting is scheduled for Wednesday, August 17, 2022, at 6:00 PM at the Huntington Bay Club located at 4121 Warner, Huntington Beach, CA 92649.

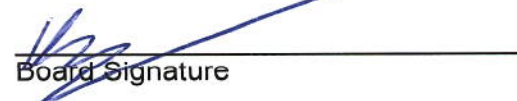
ADJOURN

There being no further business the meeting was adjourned at 7:30 PM.

ATTEST



Board Signature



Board Signature