

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
JULY 25, 2023**

**GENERAL SESSION MINUTES**

<b>NOTICE OF MEETING</b>	Upon due notice, had and received, the Board of Directors of the Broadmoor Huntington Harbour Community Association, a California non-profit corporation, held a special general meeting on Tuesday, July 25, 2023, at 5:00 p.m. at the concrete patio area next to the tennis courts.
<b>CALL TO ORDER</b>	The meeting was called to order by Ben Goldberg, the association's president, at 6:03 PM.
<b>DIRECTORS PRESENT</b>	Ben Goldberg, President Suzanne Hammoud, Vice President Annette Merriam, Treasurer Ronald Lee, Secretary
<b>DIRECTORS ABSENT</b>	Jordan Armitage, Grimaud Director
<b>ALSO ATTENDING</b>	Fourteen (14) homeowners
<b>AGENDA</b>	<b>Homeowners Forum:</b>  Residents offered comments regarding the proposed handbook, music in common area, pickleball noise, enforcement of rules, marijuana smoke, and RV parking.  <b>Compliance Policy and Fine Schedule:</b> Upon a motion made and seconded, the board unanimously approved the revised Compliance Policy and Fine Schedule, as previously posted for homeowner comment.  <b>Music in Common Area:</b> Director Beck-Hammoud made a motion to adopt a rule to permitting music in the pool area and on the tennis/pickleball courts with a condition of "No Loud Music." There being no second to the motion, the motion died.  <b>Community Handbook:</b> Upon a motion made and seconded, the board approved the revised Community Handbook, with minor corrections for grammar and clarifications regarding regulation of activities on R-1 docks. Director Beck-Hammoud opposed the motion.

There being no further business to come before the Board of Directors, a motion was made, seconded and unanimously approved to adjourn the meeting at 06:15 P.M.

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Secretary