



**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
AUGUST 16, 2023**

---

June & July 2023 Grimaud R-1 Delinquency

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

Architectural Applications – There were no applications reviewed.

**BROADMOOR GENERAL SESSION MATTERS**

**FINANCIALS**

Treasurer's Report     It was reported that as of the month ending July 31, 2023 with operating cash of \$167,173.00, reserve assets of \$1,592,064.18, other assets of \$19,153.83 and total assets of \$1,778,391.01. The year-to-date (deficit) is (\$26,143.89) and the total equity is \$98,636.32.

July Financials         Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour July 31, 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 \$100,000 CD which is up for renewal on 8/31/23 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.

Reserve Adjustments    Reclassification/Reallocation 2024-2025 Fiscal Year  
Upon motion duly made, seconded, and carried unanimously, the Board approved the following:

- Reclassify GL 3010 Reserve Interest to GL 3048 Capital/Common Area Improvements - \$31,099.84
- Reduce the monthly allocation of \$1,408.48 for GL 3048 Lighting to \$480.48 (\$1,000)
- Increase the monthly allocation of \$541.20 for GL 3048 Capital/Common Area Improvements to \$1,541.20 (\$1,000)

**GENERAL SESSION MINUTES**

General Minutes        Upon motion duly made, seconded, and carried, the Board approved the June 26, 2023 Special General Session meeting minutes as prepared by the Secretary.

General Minutes        Upon motion duly made, seconded, and carried, the Board approved the July 19, 2023 General Session meeting minutes as prepared by Powerstone Property Management.

General Minutes        Upon motion duly made, seconded, and carried, the Board approved the July 25, 2023 Special General Session meeting minutes as prepared by the Secretary.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
AUGUST 16, 2023**

---

**DELINQUENCY**

Delinquency Report Upon motion duly made, seconded, and carried unanimously, the Board approved the July 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:

<b>Proposal #</b>	<b>Description</b>	<b>Price</b>	<b>Decision</b>
112093 A	16516 Bordeaux – install plant material in bare planter	\$138.30	Approved
112750	16490 Bordeaux – install plant material in the bare planter between 2 garages	\$181.38	Approved
112753	16495 Bordeaux – install plant material between 16501 and 16495	\$139.76	Cancelled
112754	16505 Bordeaux – install plant material between 16501 and 16511	\$80.00	Approved
112756	16526 Bordeaux – install plant material near garage across the alley	\$135.00	Approved
112761	16502 Bordeaux – install plant material on 16502 garage side	\$89.30	Approved
112093 B	16516 Bordeaux – staking bougainvillea	\$62.50	Approved
113074	16535 Bordeaux – staking bougainvillea	\$62.50	Approved
113075	16575 Bordeaux – staking bougainvillea	\$62.50	Approved

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance and presented the committee's recommendation to approve the various HMAs submitted by homeowners.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
AUGUST 16, 2023**

---

**ARCHITECTURAL APPLICATIONS**

16505 Bordeaux – A/C Unit

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to install an A/C unit and condenser next to the front patio wall in the planter area which is contingent on the owner understanding that due to the drainage issue project they will be responsible for relocating or removing the system if needed and any charges to do so. This application requires an indemnity agreement.

16562 Bordeaux – Front Door

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace the front door which will have eight horizontal glass panes in a wood frame and will be in a dark brown, subject to the homeowner submitting a color swatch in a color acceptable to the Board.

16561 Tropez – Magnesite Deck System Over Two Decks

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to install a Magnesite waterproof system over the existing two decks.

16565 Tropez – Garage Door

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace the garage door which is contingent that it must match existing garage doors and color.

3285 Moritz – A/C Unit and Condenser

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to install an A/C unit and condenser on his patio which requires an indemnity agreement.

**UNFINISHED BUSINESS**

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership.

1 Stop Pool Monthly Maintenance Contract Increase Request

Upon motion duly made, seconded, and carried unanimously, the Board approved the increase effective 8/1/23. The new rates will be as follows: Summer \$674.21 and Winter \$462.07.

Allied Universal Monthly Maintenance Increase Request

Upon motion duly made, seconded, and carried unanimously, the Board approved the increase to \$218,672.88 annually which is retro effective as of January 1, 2023.

Spectrum Cable TV/Internet

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

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
AUGUST 16, 2023**

---

**NEW BUSINESS**

**Ratify Approvals**

Upon motion duly made, seconded, and carried unanimously, the Board ratified the approvals of the following items:

<b>Vendor</b>	<b>Proposal or Invoice #</b>	<b>Description</b>	<b>Price</b>
Ben Goldberg	Pickleball Holdings	Reimbursement for new pickleball balls	\$37.59
Ben Goldberg		Reimbursement for lagoon robot	\$713.00
PrimeCo	CO #039	16514 Bordeaux – chip out stucco to find good building paper, install double building paper and lath wire and add corner	\$2,111 – To be paid from GL 5840 Tabled

**Concrete Proposal – 3291 Moritz**

Upon motion duly made, seconded, and carried unanimously, the Board denied proposal #122805 submitted by Quickel Paving.

**Proper Signage on Grimaud Discussion**

Upon motion duly made, seconded, and carried unanimously, the Board tabled further discussion to install proper legal signage on Grimaud in order to tow vehicles. Director Lee will work on the sign mock-up.

**Pickleball Court/Tennis Courts Discussion**

The Board requested that this item be removed from the agenda.

**Craig Roofing Proposal to Homeowners – Cleaning Skylights/Install Bird Deterrents**

The Board discussed this agenda item with the membership. It is also in the August newsletter. No further action is needed.

**Cal Trans Right of Way Lease Extension**

Upon motion duly made, seconded, and carried unanimously, the Board approved the granting Cal Trans an extension of the easement for street signal improvements in exchange for \$5,700 compensation to the association. Director Lee will deal with Cal Trans directly.

**Owner Correspondence – 16541 Tropez**

The Board determined to move this to Executive Session.

**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, September 20, 2023, at 6:00 PM at the Huntington Bay Club located at 4121 Warner, Huntington Beach, CA 92649.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
AUGUST 16, 2023**

---

**ADJOURN**

There being no further business the meeting was adjourned at 7:23 PM.

**ATTEST**

\_\_\_\_\_  
Board Signature