

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
AUGUST 17, 2022**

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**NOTICE** The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, August 17, 2022, at the Huntington Bay Club 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, Vice President Annette Merriam, Treasurer Ron Lee, Secretary
Powerstone:	Michele Rossi, Senior Community Manager, CCAM, CMCA

**ABSENT**

Directors:	Garry Brown, President Jordan Armitage, Member at Large/R-1
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**CALL TO ORDER** The meeting was called to order at 6:00 PM by Ben Goldberg, Vice President.

**HOMEOWNER FORUM**

Eight (8) homeowners attended the meeting. Topics discussed were as follows:

- Owner will be filing a lawsuit
- Concerns with items that have not been previously taken care of

**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 August 17, 2022, to discuss violations, executive session minutes, delinquencies, and contracts.

**GRIMAUD GENERAL SESSION MATTERS**

July 2022 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud July 31, 2022, financial statements.

July 2022 Delinquency Report

Upon motion duly made, seconded, and carried unanimously, the Board tabled the July 2022 delinquency report.

Grimaud Lane Parking Rule Change

Upon motion duly made, seconded, and carried unanimously, the Board tabled this matter as they are going to recommend additional changes be made.

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---

**FINANCIALS**

Treasurer's Report     It was reported that as of the month ending July 31, 2022, the financial statement reflects operating cash of \$191,977.46, reserve assets of \$1,600,351.23, other assets of \$35,131.45 and total assets of \$1,827,460.14. The year-to-date surplus is \$17,139.49 and the total equity is \$126,359.64.

July Financials     Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour July 31, 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 roll over the \$100,000 CD that renews on 8/31/2022 for 6 months.

GL5021 Indemnity Agreement Reclass     Upon motion duly made, seconded, and carried unanimously, the Board approved to reclass \$17.90 to GL 5010 legal fees.

**GENERAL SESSION MINUTES**

July 20, 2022     Upon motion duly made, seconded, and carried, the Board approved the July 20, 2022, General Session meeting minutes as prepared by Powerstone Property Management.

July 28, 20022     Upon motion duly made, seconded, and carried, the Board approved the July 28, 2022, General Session meeting minutes as prepared by the Board.

**DELINQUENCY**

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

Write Off Balance or Send to Coachella Collection Agency     Upon motion duly made, seconded, and unanimously carried, the Board approved to write off the balance on account C115-07485-2.

**COMMITTEE REPORTS**

Landscape Committee Report     Suzanne Beck-Hammound, Committee Chair, was in attendance and provided a verbal report.

Landscape Committee Appointment     Upon motion duly made, seconded, and unanimously carried, the Board approved to appoint Melanie McCarthy to the Landscape Committee.

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.

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AUGUST 17, 2022**

---

Architectural Advisory Committee Report

Chris Gray, Committee Chair, provided a verbal report to the Board and the membership.

**ARCHITECTURAL APPLICATIONS**

16402 Martin Lane Upon motion duly made, seconded, and unanimously carried, the Board approved the application to install a new front door in brown.

16411 Martin Lane Upon motion duly made, seconded, and unanimously carried, the Board approved the application to install a new garage door in almond which will be the same as the existing garage door.

16580 Bordeaux Lane  
Upon motion duly made, seconded, and unanimously carried, the Board approved the application to replace the existing windows in dark bronze that face PCH.

16528 Bordeaux Lane  
Upon motion duly made, seconded, and unanimously carried, the Board approved to have this application on the September agenda to ratify the approval to replace the front door which must be brown hue or tone.

**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 asked management to remove this item from the agenda.

Grimaud Slurry Seal Upon motion duly made, seconded, and unanimously carried, the Board approved proposal #92139-mc from City Service Paving to remove and replace approximately 2,925 SF of asphalt, remove and replace approximately 37 LF of concrete v-ditch, and apply 2 coats of slurry seal to approximately 44,500 SF of pavement and restripe at a cost of \$33,550 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. Grimaud/R-1 will pay 8.27% of the total contract amount. Management was directed to not forward the proposal to legal counsel for review.

Huntington Beach Water Restrictions – Level 2 Water Supply Shortage

The Board reviewed the correspondence from the Huntington Beach Public Works Department regarding the refilling of the lagoon and provided an update to the membership. No action was needed.

2022 Utility Closet Door Replacement Project

Upon motion duly made, seconded, and carried unanimously, the Board denied the proposals received due 16 doors look better after recent painting and can push back replacement for a couple of years. The

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remaining 6 doors that are in bad condition will be done by the maintenance crew in the next few months.

**NEW BUSINESS**

**Electronically Recording at Board Meetings – Meeting Policy**

Upon motion duly made, seconded, and carried unanimously, the Board approved the following policy on this matter: Recording Board meetings is prohibited, and anyone caught recording a meeting will be asked to leave.

**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:

<b>Vendor</b>	<b>CO #/Proposal #</b>	<b>Description</b>	<b>Price</b>
PrimeCo	CO #24	Remove and replace 2 vents at 16495 Bordeaux	\$468
PrimeCo	CO #25	Remove stucco back to nearest stud, waterproof paper tie in, apply lath and 3 coat stucco system, blend to match existing stucco. The two owners are to be charged back for this at \$425 each. C115-02985-4 & C115-02976-2.	\$850

**Reimbursement Request - Floodlight**

Upon motion duly made, seconded, and carried unanimously, the Board approved to reimburse Director Goldberg in the amount of \$71.32 for the purchase of a floodlight for the association.

**Audit & Income Tax Preparation Proposal**

Upon motion duly made, seconded, and carried unanimously, the Board tabled the proposal from Inouye, Shively, Klatt & McCorvey to audit the association's financial statements (Broadmoor and Grimaud) as of August 31, 2022 and complete the association taxes.

**1Stop Pool Pros – Monthly Maintenance Service Increase**

Upon motion duly made, seconded, and carried unanimously, the Board approved the monthly pool maintenance service increase of 5.5% beginning January 1, 2023. It was also noted that there may be an additional 3% increase should any additional rises in cost effecting pricing for raw materials, etc.

**Termite Tenting Scheduling Dates**

Upon motion duly made, seconded, and carried unanimously, the Board approved the following 2022 termite tenting schedule with Fenn Termite:

**Prep Meetings by the Pool**

Monday, September 12 at 6 PM

Monday, September 19 at 6 PM

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
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---

**Phase I – 9/27-9/29**

3261-3291 Francois  
16541-16565 Tropez  
3199-3229 Moritz  
3191-3221 Francois

**Phase II – 10/11-10/13**

3271-3301 Moritz  
16535-16551 Bordeaux  
16590-16612 Bordeaux

**Fine Policy** Upon motion duly made, seconded, and carried unanimously, the Board tabled this item as the Board is still working on the wording.

**Owner Correspondence – Reimbursement Request**

The Board reviewed correspondence submitted by the owner of 16535 Bordeaux. Upon motion duly made, seconded, and carried unanimously, the Board tabled the owner's request for reimbursement to reseal the balcony in the amount of \$550. The Board will meet with a representative from PrimeCo to inspect the balcony.

**Owner Correspondence – Birds on the Roofs**

The Board reviewed correspondence submitted by the owner of 16525 Tropez Lane. Upon motion duly made, seconded, and carried unanimously, the Board resolved that the association will be investigating removing abandoned gull nests from flat roofs and installing stainless steel bird spikes if possible.

**Earthquake Insurance Renewal**

Upon motion duly made, seconded, and carried unanimously, the Board approved the association's annual earthquake insurance renewal (Option 1) through Prendiville Insurance Agency at an annual premium of \$63,482.50 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, September 21, 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 7:20 PM.

**ATTEST**

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Board Signature

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Board Signature