

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
SEPTEMBER 20, 2023**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, September 20, 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 Ronald Lee, Secretary Annette Merriam, Treasurer Suzanne Beck-Hammoud, Vice President Jordan Armitage, Member at Large/R-1
Powerstone:	Michele Rossi, Senior Community Manager, CCAM, CMCA

ABSENT Directors: None

CALL TO ORDER The meeting was called to order at 6:00 PM by Ben Goldberg, President.

HOMEOWNER FORUM

Seven (7) homeowners attended the meeting. Topics discussed were:

- Plumbing concerns
- Request for reports pertaining to unit
- Concerns about concrete foundation
- Gates left open

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 September 20, 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 approved the Broadmoor Grimaud 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.

July 2023 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud 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.

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August 2023 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud August 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(s) There was no CD Renewal at this time.

June, July & August 2023 Grimaud R-1 Delinquency

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

Architectural Applications – There were no applications reviewed.

Resignation from Committee

The Board accepted the resignation of Michael McCoy from the Advisory Committee and the Architectural Advisory Committee.

**BROADMOOR GENERAL SESSION MATTERS
FINANCIALS**

Treasurer's Report It was reported that as of the month ending August 31, 2023 with operating cash of \$162,099.82, reserve assets of \$1,641,735.27, other assets of \$11,920.32 and total assets of \$1,815,755.41. The year-to-date (deficit) is (\$45,247.46) and the total equity is \$79,532.75.

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 following CD's that are up for renewal for up to 12 months or purchase a new treasury for up to 12 months:

- \$100,000 CD which renews on 9/22/23
- \$100,000 CD which renews on 10/11/23
- \$100,000 CD which renews on 10/19/23

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 August 16, 2023 General Session meeting minutes as prepared by Powerstone Property Management.

General Minutes Upon motion duly made, seconded, and carried, the Board approved the September 6, 2023 Special General Session meeting minutes as prepared by the Vice President.

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DELINQUENCY

Delinquency Report Upon motion duly made, seconded, and carried unanimously, the Board approved the August 2023 Delinquency Report.

COMMITTEE REPORTS

Social Committee There was no update from the Social Committee.

Landscape Committee Report

Suzanne Beck-Hammoud, Board Liaison, 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
114044	16482 Germain - Install new tree where Pear tree had fallen.	\$474.34 REVISED	Approved
114212	Between 16495-16501 Bordeaux -Install bougainvillea	\$132.50	Approved
114213	Between 16535-16541 Bordeaux – Install bougainvillea	\$132.50	Approved
114310	3275 Francois – install bougainvillea	\$62.50	Approved
114312	16335 Grenoble – install bougainvillea	\$62.50	Approved

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance. It was reported that one application for an outside decal had been received and approved since the last meeting.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was not in attendance. Director Lee presented the committee’s recommendation to approve the various HMAs submitted by homeowners.

ARCHITECTURAL APPLICATIONS

3226 Anne Circle – Replace Window

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to remove, repair, replace and paint the stucco around the leaking balcony window.

16580 Bordeaux Lane – Replace Front Door

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to replace the front door which will have a glass window with a screen on the top half and will be in the color Willow Wood/Walnut (dark brown).

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16339 Grenoble – Repaint Entry Walk

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to repaint (painted by a previous owner) the entry walk. The color matched best is Home Depot, Behr Dynasty Brick Red. The approval is contingent that the owner is responsible for the maintenance of the concrete paint.

UNFINISHED BUSINESS

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership.

Spectrum Cable TV/Internet

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

Proper Signage on Grimaud Discussion

Upon motion duly made, seconded, and carried unanimously, the Board approved to install one sign on Grimaud that will be vehicle code compliant to tow vehicles as needed.

NEW BUSINESS

Ratify Approvals There were no items to Ratify.

Allied Universal Monthly Maintenance Increase Request

Upon motion duly made, seconded, and carried unanimously, the Board approved the 4% increase to \$225,261.30 annually which is effective as of January 1, 2024.

1 Stop Pool Monthly Maintenance Contract Increase Request

Upon motion duly made, seconded, and carried unanimously, the Board approved an increase effective January 1, 2024.

Earthquake Insurance Renewal

Upon motion duly made, seconded, and carried unanimously, the Board denied the proposal from Prendiville Insurance Agency for the renewal of the association earthquake insurance.

Audit & Income Tax Preparation Proposal

Upon motion duly made, seconded, and carried unanimously, the Board tabled the proposal submitted by Inouye Shively Klatt & McCorvey to audit the association's financials statements and to prepare the association's federal and state income tax returns for the FYE August 31, 2023 at a cost of \$1,600 with 8.27% of this cost charged to Grimaud/R-1. The prior years proposal was in the amount of \$1,375.

Blinn & Young Awning Replacement Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal submitted by Blinn & Young to replace awnings at

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various residences throughout the association at a cost of \$17,600.97 with funds to be expended from Reserves.

Owner Correspondence – 3212 Anne Circle

The Board reviewed the correspondence received from the owner. A written response will be sent to them.

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, October 18, 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 7:00 PM.

ATTEST

Board Signature