

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
SEPTEMBER 21, 2022**

Grimaud Lane Parking Rule Change

Upon motion duly made, seconded, and carried unanimously, the Board approved the updated proposed Grimaud Lane Parking Rules and Regulations. It will be posted for the required 28-day review and comment period and formally considered at the October meeting.

FINANCIALS

Treasurer's Report

It was reported that as of the month ending August 31, 2022, the financial statement reflects operating cash of \$124,000, reserve assets of \$1,487,677, other assets of \$91,008 and total assets of \$1,702,685. The year-to-date surplus is \$20,183 and the total equity is \$129,403.21.

August Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour August 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 not roll over the \$100,000 CD that renews on 9/29/2022. It will stay liquid.

GENERAL SESSION MINUTES

August 17, 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.

DELINQUENCY

Delinquency Report

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

COMMITTEE REPORTS

Harvest Landscape – 3% Increase Request for Fuel Costs

Upon motion duly made, seconded, and unanimously carried, the Board denied the 3% increase for the monthly landscape maintenance contract for fuel costs with Harvest Landscape.

Landscape Committee Report

Suzanne Beck-Hammound, Committee Chair, was not in attendance.

Harvest Landscape Proposals

Upon motion duly made, seconded, and unanimously carried, the Board made the following decisions:

Proposal #	Description	Price	Decision
99523	Install plants next to the fence by the main entrances or the exit gate by the guard house	\$310.82	Approved

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99528	Install plants along the lagoon next to the sidewalk, includes removing existing grass and installing mulch	\$290.00	Approved
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Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance and reported that one outside parking application was submitted by residents since the last meeting.

Architectural Advisory Committee Report

Don Kujat, Committee Member, provided a verbal report to the Board and the membership.

ARCHITECTURAL APPLICATIONS

16528 Bordeaux Lane

Upon motion duly made, seconded, and unanimously carried, the Board approved to ratify the approval to replace the front door which must be brown hue or tone.

16415 Lazare Lane

Upon motion duly made, seconded, and unanimously carried, the Board approved the application to install an A/C unit next to the garage conditioned on obtaining a building permit from the City of Huntington Beach and execution of indemnity agreement.

16431 Lazare Lane

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

16433 Lazare Lane

Upon motion duly made, seconded, and unanimously carried, the Board approved the application to repair the balcony/patio outside the master bedroom conditioned on obtaining a building permit from the City of Huntington Beach.

16375 Martin Lane

Upon motion duly made, seconded, and unanimously carried, the Board approved the application to replace their garage door.

3295 Moritz Drive

Upon motion duly made, seconded, and unanimously carried, the Board approved the application to install an A/C unit conditioned on obtaining a building permit from the City of Huntington Beach and execution of indemnity agreement

UNFINISHED BUSINESS

Amended and Restated Bylaws & CC&R's

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

Fine Policy

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

NEW BUSINESS

Resignation from the Board

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Upon motion duly made, seconded, and carried unanimously, the Board accepted the resignation of Garry Brown.

Director Positions Upon motion duly made, seconded, and carried unanimously, the Board approved the following board member positions and Board committee Liaisons:

- Ben Goldberg – President
- Ron Lee - Secretary
- Annette Merriam – Treasurer

Board Committee Liaison(s) Upon motion duly made, seconded, and carried unanimously, the Board approved to remove Garry Brown as the Landscape Committee Liaison and to not appoint anyone at this time.

Ratify Approvals Upon motion duly made, seconded, and carried unanimously, the Board approved to ratify the following invoices and proposals:

Vendor	CO #/Proposal #	Description	Price
PrimeCo	CO #26	16585 Bordeaux – replaced damaged 2' X 6" – owner to be billed for the repairs	\$421.00 Reserves
PrimeCo	CO #27	16469 & 16445 Germain – Remove and replace 3 large vents	\$758.30 Reserves
PrimeCo	CO #28	Electrical permits	\$400.00 Reserves
Jon Emerick's Iron Works	Invoice 091422A	Fabricate 11 light pole adapter brackets	\$880.00
Jon Emerick's Iron Works	Invoice 091422B	Cut 3 corroded aluminum baseplates off light poles	\$360.00
Jon Emerick's Iron Works	Invoice #041422C	Fabricate & metalize primer and powder coat balcony railings at multiple locations	\$9,435.00
OC Golf Carts	Proposal #13950	New tires and rims for golf cart	\$707.66

The Board asked that the following invoice be pulled and to have management request more details on what has been done and what will the rest of the work cost? Also, notify them that the 1st bridge has no electricity. The Board to meet with them to discuss further.

Peak Lighting	Invoice #37118	Install lagoon bridge electrical – in progress, not completed	\$4,599.00
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Workers Compensation Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved to change the workers compensation policy from State Fund to Employers Insurance through ADP with an approximately 50% reduction in annual premium of \$4,004.

ADCO South Roofing and Waterproofing Proposal – Roof Replacement

Upon motion duly made, seconded, and carried unanimously, the Board approved proposal #5831 from ADCO South Roofing and Waterproofing for the replacement of the following 5 garage structure roofs at a cost of \$20,045 with an option for Z-Bar removal and replacement at an additional \$50 per LF as needed 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.

- 16526-16528 Bordeaux - 2 stand-alone garages
- 16550-16552 Bordeaux – 2 stand-alone garages
- 3299 Moritz – 1 stand-alone garage

ADCO South Roofing and Waterproofing Proposal – Inspection/Tile Replacement of Residential Units after Termite Fumigation

Upon motion duly made, seconded, and carried unanimously, the Board tabled proposal #5930 from ADCO South Roofing and Waterproofing.

City Service Paving Proposal – Remove & Replace Stamped Concrete Around Drains

Upon motion duly made, seconded, and carried unanimously, the Board denied proposal #92176-mc from City Service Paving to remove and replace stamped concrete around drains at a cost of \$1,800.

Internet Renewal

Upon motion duly made, seconded, and carried unanimously, the Board approved to renew the internet and cable contract for another year at a 4% increase from the current year.

Small Claims

The Board updated the membership on the 3 lawsuits recently filed by Tony Sellas in Orange County Superior Court small claims. Upon motion duly made, seconded, and carried unanimously, the Board appointed Director Lee to represent the association in his capacity as an officer of the corporation.

Owner Correspondence – Jacuzzi/Spa Age Use

The Board reviewed correspondence submitted by the owner of 16439 Lazare Lane. Upon motion duly made, seconded, and carried unanimously, the Board resolved not to consider changing the current age restriction for use of the jacuzzi/spa.

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Owner Correspondence – Police Liaison to Attend Board Meeting and Disaster Plan

The Board reviewed the correspondence received from a homeowner on Germain requesting the Board arrange a meeting with the City of Huntington Beach police liaison to hear what is happening in the area and to also hear what the disaster plan for the City of Huntington Beach. Upon motion duly made, seconded and carried unanimously the Board determined not to take any action as the owner was going to follow up with the City but nothing has been done yet. Management was asked to remove the item from the agenda.

Owner Correspondence – Removal of Bait Stations

The Board reviewed the correspondence submitted by a homeowner on Tropez requesting that the rodent bait stations throughout the complex be removed for environmental purposes. Upon motion duly made, seconded, and carried unanimously, the Board denied the owner's request to remove the rodent bait stations.

Owner Correspondence – EV Charging

The Board reviewed the correspondence submitted by a homeowner on Francois regarding the association installing EV charging stations. It was noted that this matter was removed from the association's agenda as of the August 2022 meeting and is currently not being pursued.

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 19, 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 7:06 PM.

ATTEST

Board Signature

Board Signature