

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
OCTOBER 18, 2023**

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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, October 18, 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 (left at 6:27 pm)  
Annette Merriam, Treasurer  
Suzanne Beck-Hammoud, Vice President  
Jordan Armitage, Member at Large  
Grimaud/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**

Eleven (11) homeowners attended the meeting. Topics discussed were:

- Small claims
- Bubbles on deck
- Dog play area
- Awnings
- Landscaping
- Gates left open
- Water intrusion
- Generators

**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 October 18, 2023, to discuss hearings, violations, executive session minutes, delinquencies, correspondence, and employee matters.

**GRIMAUD GENERAL SESSION MATTERS**

August 2023 Grimaud R-1 Financials - Revised

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

September 2023 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud September 30, 2023 financial statement and ratified the review by the individual board members and all

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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.

September 2023 Grimaud R-1 Delinquency

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud September 2023 delinquency report.

Architectural Applications – There were no applications reviewed.

**BROADMOOR GENERAL SESSION MATTERS  
FINANCIALS**

Treasurer's Report    It was reported that as of the month ending September 30, 2023 with operating cash of \$168,180.07, reserve assets of \$1,675,460.83, other assets of \$11,692.85 and total assets of \$1,855,333.75. The year-to-date surplus is \$6,009.84 and the total equity is \$85,542.59.

September Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour September 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.

CD Renewal(s)            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 10/11/23
- \$100,000 CD which renews on 10/19/23
- \$100,000 CD which renews on 11/29/23

The Morgan Stanley representative will determine the best option for the association and will automatically renew or purchase accordingly.

**GENERAL SESSION MINUTES**

General Minutes        Upon motion duly made, seconded, and carried, the Board approved the September 20, 2023 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 September 2023 Delinquency Report.

**COMMITTEE REPORTS**

Social Committee        Suzanne Beck-Hammoud provided an update from the Social Committee to the Board and the Membership. They will be proposing to hold an outdoor movie night on the tennis courts in the upcoming months.

Landscape Committee Report

Suzanne Beck-Hammoud, Board Liaison, was in attendance and provided a verbal update to the Board and the Membership.

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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>
115250	Refresh the 2 <sup>nd</sup> breezeway on Tropez	\$315.00	Approved
N/A	Expense reimbursement to Kim Hendrix for purchasing 10 mums for fall color to be placed at corner of PCH/Admiralty.	\$42.88	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 in attendance. He presented the committee's recommendation to approve the various HMAs submitted by homeowners.

**ARCHITECTURAL APPLICATIONS**

16421 Martin Lane Upon motion duly made, seconded, and carried unanimously, the Board approved the application to install an A/C unit in the common area which is subject to the following conditions:

- Homeowner must install lattice surround in 1" diagonal vinyl in a brown tone around both his unit and neighboring units condenser.
- Condenser must be placed between the 2' X 2' wooden access panel door on the wall and the condenser that is already there.
- Maintenance and Use Agreement must be executed by homeowner.

16335 Grenoble Lane

Upon motion duly made, seconded, and carried unanimously, the Board approved the application to replace seven (7) windows which will be retrofit and exterior frame will be dark brown in color.

16439 Lazare Lane

Upon motion duly made, seconded, and carried unanimously, the Board approved the application to install a new waterproof deck coating on the both the front and backside balcony decks.

**UNFINISHED BUSINESS**

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership. It was noted that the association's legal counsel will have the next draft to the Board by November 20, 2023.

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**Spectrum Cable TV/Internet**

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

**Audit & Income Tax Preparation Proposal**

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

**NEW BUSINESS**

**Ratify Approval(s)**

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

<b>Vendor</b>	<b>Proposal</b>	<b>Description</b>	<b>Price</b>
Harvest Landscape	114999	Correct the concrete floor beneath the rear middle decks on Bordeaux	\$1,036

**Inspector of Election**

Upon motion duly made, seconded, and carried unanimously, the Board approved homeowner Greg Copeland to act as the inspector of election for the 2024 annual meeting.

**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, November 29, 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 6:50 PM.

**ATTEST**

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Board Signature