

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
OCTOBER 19, 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, October 19, 2022, 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  
Annette Merriam, Treasurer  
Ronald Lee, Secretary  
Suzanne Beck-Hammoud, Member  
Jordan Armitage, Member at Large/R-1 (left at 6:07)

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. No topics were discussed.

**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 19, 2022, to discuss violations, executive session minutes, delinquencies, policies and correspondence.

**GRIMAUD GENERAL SESSION MATTERS**

July, August & September 2022 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud July 31, 2022, the August 31, 2022, and the September 30, 2022 financial statements.

CD Renewal

Upon motion duly made, seconded, and carried unanimously, the Board approved to renew the \$40,000 CD that is set to mature on October 28, 2022 for 6 months and an additional \$15,000 will be moved into the same CD.

July, August & September 2022 Delinquency Reports

Upon motion duly made, seconded, and carried unanimously, the Board approved the July, August and September 2022 delinquency reports.

Grimaud Lane Parking Rules and Regulation Changes

Upon motion duly made, seconded, and carried unanimously, the Board approved to adopt the updated Grimaud Lane Parking Rules and Regulations. It was confirmed that it had been posted for the required 28-day review and comment period.

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**FINANCIALS**

Treasurer's Report     It was reported that as of the month ending September 30, 2022, the financial statement reflects operating cash of \$141,515, reserve assets of \$1,549,821, other assets of \$79,613 and total assets of \$1,770,951. The year-to-date (deficit) is (\$4,545) and the total equity is \$123,057.

September Financials     Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour September 30, 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 October 28, 2022. It will remain liquid.

**GENERAL SESSION MINUTES**

September 21, 2022     Upon motion duly made, seconded, and carried, the Board approved the September 21, 2022, General Session meeting minutes as prepared by Powerstone Property Management.

October 3, 2022             Upon motion duly made, seconded, and carried, the Board approved the October 3, 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 September 2022 Delinquency Report.

**Owner Request to Reverse Charges**

The Board reviewed the correspondence submitted by the owners of account #C115-00561-3). Upon motion duly made, seconded, and carried unanimously, the Board denied the owner's request for the Board to approve to reverse the hard charges on the account as these charges must be paid. It was noted that assessments are due regardless of receipt of statement as statements are a courtesy.

**COMMITTEE REPORTS**

**Harvest Landscape – 6% Increase Request**

Upon motion duly made, seconded, and unanimously carried, the Board tabled the 6% increase request for the monthly landscape maintenance contract with Harvest Landscape. The Board requests a meeting with the Landscape Committee and Harvest Landscape to discuss the increase and the contract and their performance.

**Landscape Committee Report**

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

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

<b>Proposal #</b>	<b>Location</b>	<b>Price</b>
100579	Guard gate	\$455
100371	16610 Bordeaux	\$555
100576	16415 Martin	\$165
100373	16592 Bordeaux	\$385
100379	16476 Bordeaux	\$390
100374	16552/16535 Bordeaux	\$70

**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**

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

**ARCHITECTURAL APPLICATIONS**

**16456 Bordeaux Lane**

Upon motion duly made, seconded, and unanimously carried, the Board approved the architectural application to install a new front door which will be chestnut in color.

**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.

**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.

**Peak Lighting Invoices**

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

37118	Install lagoon bridge electrical – in progress, not completed	\$4,599.00	Approved Reserves
37347	Met to review progress and waited on City of HB Inspector to pass bridge electrical work	\$807.50	Tabled

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**Owner Correspondence – Electrical Charging**

The Board reviewed the correspondence submitted by a homeowner on Francois regarding residences using the association’s electricity. The Board is aware of the same concerns that the owner has and they are discussing options and will take action on this sometime in the future.

**NEW BUSINESS**

**Director Positions**

Upon motion duly made, seconded, and carried unanimously, the Board approved the following board member officer positions:

- Ben Goldberg – President
- Ronald Lee –Vice President
- Annette Merriam – Treasurer
- Suzanne Beck-Hammoud–Secretary

**Committee Liaison(s)**

Upon motion duly made, seconded, and carried unanimously, the Board approved to appoint Suzanne Beck-Hammoud as the Landscape Committee Liaison and the Board further approved to appoint Melanie McCarthy as the Landscape Committee Chair.

**Ratify Approvals**

Upon motion duly made, seconded, and carried unanimously, the Board approved to ratify the following change orders with funds being expended from Reserves:

<b>Vendor</b>	<b>CO #/</b>	<b>Description</b>	<b>Price</b>
PrimeCo	CO #30	Repair damage to bridge arch by moving truck	\$112.60
PrimeCo	CO #31	Repair dry rot damage and install metal cap to bridge on Grenoble	\$6,826.40
PrimeCo	CO #32	Repair large stucco failure at pool building and repair large stucco failure at tennis courts	\$2,993.65
PrimeCo	CO #33	Change color of pool metal fencing from blue to 3AM Latte	\$1,416.00
PrimeCo	CO #34	Repair metal I beam in bridge at Grenoble and reach fork rental	\$3,450.00

**Inspector of Election**

Upon motion duly made, seconded, and carried unanimously, the Board approved to reconfirm Greg Copeland as the Inspector of Election until he resigns or is removed by the Board. The Board also approved to reconfirm Carl Palazzolo as the alternate Inspector of Election.

**Pool Maintenance Discussion**

Upon motion duly made, seconded, and carried unanimously, the Board tabled discussion on this item to next month.

**Owner Correspondence – Painting of Lagoon Concrete**

The Board reviewed correspondence submitted by the owner of 16541 Tropez Lane. The Board will not consider any color changes until the lagoon is completed as it is supposed to blend into the lagoon.

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**Tennis Court Repairs**

Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal from Taylor Tennis Courts Inc. for patching at two tennis courts at a cost of \$2,600 with funds to be expended from Reserves.

**Use of Home for Business**

Article VIII, Section 3 of the CC&Rs states that no Lot (R-1 residence) or Condominium shall be used for business purposes. Many of Broadmoor's residents work from home occasionally, part time, full time and remotely. A literal interpretation of Section 3 would prohibit all such residents from engaging in the activities which provide their livelihood, which would be an absurd result.

Consistent with California case law, upon motion duly made, seconded, and carried unanimously, the Board approved the following policy:

It is the position of the Board of Directors of Broadmoor Huntington Harbour Community Association that residents who work from home in a manner that does not cause any burden to other residents and does not affect the residential character of the community does not constitute a business activity within the meaning of Article VIII, Section 3 of the CC&R's.

**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 16, 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 6:55PM.

**ATTEST**

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Board Signature

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Board Signature