

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
NOVEMBER 16, 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, November 16, 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, Vice President  
Suzanne Beck-Hammoud, Secretary

Powerstone: Michele Rossi, Senior Community Manager,  
CCAM, CMCA

**ABSENT** Directors: Jordan Armitage, Member at Large/R-1

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

**HOMEOWNER FORUM**

Ten (10) homeowners attended the meeting. Topics discussed were:

- Request for update on various association wide maintenance projects
- Window boxes
- Parking
- Welcome package
- RV parking on Grimaud
- Concerns with work done inside the association by the City and vendors

**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 November 16, 2022, to discuss violations, executive session minutes, delinquencies, policies, correspondence and employee matters.

**GRIMAUD GENERAL SESSION MATTERS**

October 2022 Grimaud R-1 Financials, CD's & Delinquency

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud October 31, 2022 financial statement and October 2022 delinquency report and did not discuss CD renewals as Director Armitage was not in attendance.

**FINANCIALS**

Treasurer's Report

It was reported that as of the month ending October 31, 2022, the financial statement reflects operating cash of \$141,666.14, reserve assets of \$1,543,205.82, other assets of \$70,932.92 and total assets of \$1,755,804.88. The year-to-date (deficit) is (\$6,090.20) and the total equity is \$121,513.01.

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October Financials    Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour October 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 renew the two \$100,000 CD's that are up in November 2022 for an additional 12 months each.

**GENERAL SESSION MINUTES**

October 19, 2022      Upon motion duly made, seconded, and carried, the Board approved the October 19, 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 October 2022 Delinquency Report.

**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.

Landscape Committee Report

Melanie McCarthy, Committee Chair, was in attendance and provided a verbal update to the Board and the Membership.

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

<b>Proposal #</b>	<b>Description</b>	<b>Price</b>
101302	16416-16422 Martin – new plants	\$195.00
101318	3291 Francois – behind the pot – install new plants	\$52.50
101319	3237 Francois – bare planter in front of garage – install new plants	\$134.99
101321	3247 Francois – bare planter between garages – install new plants	\$52.50
101324	3232 Anne – bare planter adjacent to garage – install new plants	\$175.00
101330	16592 Grimaud – first bare planter right in corner of Admiralty & Grimaud	\$312.50

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 but it did not qualify for approval.

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Architectural Advisory Committee Report

Chris Gray, Committee Chair, was not in attendance so no verbal report was provided to the Board or the membership.

**ARCHITECTURAL APPLICATIONS**

There were no architectural applications received.

**UNFINISHED BUSINESS**

Amended and Restated Bylaws & CC&R's

The Board provided a verbal update to the membership: the attorney handling this matter is on maternity leave until mid-February.

Fine Policy

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

Audit & Taxes Proposal

Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal from Inouye, Shively, Klatt & McCorvey to complete the association's audit and income tax preparation at a cost of \$1,375.

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.

**NEW BUSINESS**

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>
City Service Paving	92191-mc	CO from contract 92139-mc to add an additional 234 SF of slurry	\$1,575 Reserves

Owner Correspondence - Various

The Board reviewed the correspondence submitted by 16576 Bordeaux.

**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, December 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 7:03 PM.

**ATTEST**

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Board Signature

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Board Signature