

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
NOVEMBER 29, 2023**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, November 29, 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
 Powerstone: Michele Rossi, Senior Community Manager,
 CCAM, CMCA

ABSENT Directors: Jordan Armitage, Member at Large
 Grimaud/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:

- Water intrusion project on Bordeaux
- Landscaping on Bordeaux
- Wood is bubbling
- Clean up after birds

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 29, 2023, to discuss hearings, violations, executive session minutes, delinquencies, correspondence, and employee matters.

GRIMAUD GENERAL SESSION MATTERS

2023 Grimaud R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud October 31, 2023 financial statement.

CD Renewal(s) There was no CD up for renewal at this time.

2023 Grimaud R-1 Delinquency Reports

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

Architectural Applications – There were no applications reviewed.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
NOVEMBER 29, 2023**

BROADMOOR GENERAL SESSION MATTERS

FINANCIALS

Treasurer's Report It was reported that as of the month ending October 31, 2023 with operating cash of \$268,368.41, reserve assets of \$1,690,241.50, other assets of \$10,243.14 and total assets of \$1,958,853.05. The year-to-date surplus is \$11,897.64 and the total equity is \$91,430.39.

October Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour October 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) 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 12/11/23
- Move \$300,000 from the money market account #1205 and purchase three \$100,000 CD's and ladder them

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 October 18, 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 October 2023 Delinquency Report.

COMMITTEE REPORTS

Social Committee Suzanne Beck-Hammoud provided an update from the Social Committee to the Board and the Membership.

Landscape Committee Report
Melanie McCarthy, Committee Chair, 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
117042	16482 Germain – Install 1 plant	\$66.50	Approved
116205	Planters on Bordeaux where drainage work was done – install new plants	\$1,552.00	Approved

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
NOVEMBER 29, 2023**

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance. It was reported that seven applications for 2024 outside decals and the required outside vehicle fees had been received and approved since the last meeting.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance. There were no HMAs submitted by homeowners.

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 December meeting.

NEW BUSINESS

Ratify Approval(s)

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

Vendor	Proposal	Description	Price
ADCO South	9739	Replace/repair as needed any broken/missing or slipped tiles on 14 buildings, inspect gutters, remove abandoned bird nests and fill stucco crack on side wall of flat roof over 16481 Tropez	\$17,751.00 Reserves
Harvest Landscape	116203	Correct concrete floor beneath the decking of the end units on Bordeaux, new slurry where walls meet the floor as well as across the floor to seal any cracks and also applied to current low points in order to redirect any water to the outlets that have been reopened.	\$1,148.00

Possible Need for a Holiday Decorating Budget

Upon motion duly made, seconded, and carried unanimously, the Board resolved to allow Director Hammoud to purchase up to \$500 in new holiday decorations and be reimbursed.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
NOVEMBER 29, 2023**

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 20, 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 6:52 PM.

ATTEST

Board Signature