

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
DECEMBER 20, 2023**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, December 20, 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
Powerstone:	Michele Rossi, Senior Community Manager, CCAM, CMCA

ABSENT

Directors:	Suzanne Beck-Hammoud, Vice President 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

Seven (7) homeowners attended the meeting. Topics discussed were:

- Settlement checks
- Holiday decorations in the common area
- Gates left open

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 December 20, 2023, to discuss hearings, violations, executive session minutes, delinquencies, correspondence, and employee matters. It was noted that the Board has approved a new monthly pool maintenance vendor.

GRIMAUD GENERAL SESSION MATTERS

Grimaud R-1 Financials - October

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

Grimaud R-1 Financials - November

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud November 30, 2023 financial statement.

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

Grimaud R-1 Delinquency Reports

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

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
DECEMBER 20, 2023**

Authorization to Send Late Letters

Upon motion duly made, seconded, and carried unanimously, the Board tabled Powerstone's request to send late letters to two units.

Architectural Applications – There were no applications reviewed.

BROADMOOR GENERAL SESSION MATTERS

FINANCIALS

Treasurer's Report It was reported that as of the month ending November 30, 2023 with operating cash of \$168,461.15, reserve assets of \$1,764,575.43, other assets of \$10,284.87 and total assets of \$1,943,321.45. The year-to-date surplus is \$8,153.79 and the total equity is \$87,686.54.

November Financials Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour November 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 1/10/24.

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 November 29, 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 November 2023 Delinquency Report.

Resolution to Lien Upon motion duly made, seconded, and carried unanimously, the Board approved the resolution to lien on the following account:

- C115-01317-2

COMMITTEE REPORTS

Social Committee Suzanne Beck-Hammoud stated via email prior to the meeting that there was nothing to report at this time.

Landscape Committee Report

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

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
DECEMBER 20, 2023**

Landscape Proposals

Upon motion duly made, seconded, and carried, the Board made the following decisions on the proposals submitted by Harvest Landscape:

Proposal #	Description	Price	Decision
117768	16449 Lazare – plant install	\$498.50	Approved

Director Lee voted against.

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance. It was reported that one application for a 2024 outside decal was received but the vehicle did not qualify since there are only two vehicles on the application. Both vehicles must park in the garage and will be issued inside decals.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance. There was one HMA submitted by homeowners.

16575 Tropez

Upon motion duly made, seconded, and carried unanimously, the Board approved the architectural application to install a waterproof deck system which has already been completed as an emergency.

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 January meeting.

NEW BUSINESS

Ratify Approval(s)

There were no items to ratify.

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, January 17, 2024, 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 6:32 PM.

ATTEST

Board Signature