

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
DECEMBER 21, 2022**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, December 21, 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

Two (2) homeowners attended the meeting. Topics discussed were:

- Update on lagoon

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 21, 2022, to discuss violations, executive session minutes, delinquencies, policies, correspondence, proposals and employee matters. The Board approved a proposal from Fenn Termite & Pest Control for the 2023 termite fumigation and a proposal from Craig McKenzie Roofing to replace/repair broken roof tiles on multiple buildings.

GRIMAUD GENERAL SESSION MATTERS

October & November 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 and November 30, 2022 financial statements and October and November 2022 delinquency reports 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 November 30, 2022, the financial statement reflects operating cash of \$157,956.67, reserve assets of \$1,460,207.22, other assets of \$59,208.83 and total assets of \$59,208.83. The year-to-date (deficit) is (\$7,779.29) and the total equity is \$118,823.92.

October Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Huntington Harbour November 30, 2022, financial statements, ratified the review by the individual board members

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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 December 2022 for an additional 12 months each.

GENERAL SESSION MINUTES

November 16, 2022 Upon motion duly made, seconded, and carried, the Board approved the November 16, 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 November 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 starting January 1, 2023.

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 made the following decisions on the Harvest Landscape proposals:

Proposal #	Location	Description	Price	Decision
102009	16428 Martin Lane - Planter by the garage	Install new plant material	\$193.97	Tabled until bldg. is fumigated in 2023
102016	16428 Martin Lane – Planter by pool area	Install new plant material	\$132.50	Approved

Parking Committee Report
 Jeff Pennington, Committee Chair, was not in attendance but he reported that no outside parking applications were submitted by residents since the last meeting.

Architectural Advisory Committee Report
 Chris Gray, Committee Chair, was not in attendance but it was noted via email that no new applications have been received since the last meeting.

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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 that 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. Management was directed to remove this item from the agenda.

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:

Vendor	CO #/	Description	Price
Wicketts Stainless, Inc.	2286	Custom fabricated cover stainless steel expanded metal	\$1,616.25 Reserves #3034
LaCresta Backflow	5162	Replacement of one backflow Serial #51353 near 16402 Martin	\$1,373.00 Reserves #3048
Ron Lee		Reimbursement for 2 new fob readers	\$2,100.00

AB 502/SB 432 – Vote by Acclamation

The Board reviewed the information provided on this process and resolved to not take any action. The additional procedural requirements, additional letters and mailing costs required, and the extension of the election process by two months does not seem to justify adopting this procedure.

Southern California Edison – Renewal

The Board reviewed the information/correspondence received from SCE regarding the option to remain with SCE or switch to the OCPA. The Board resolved to remain with SCE. No action was required.

1 Stop Pool Pros – Increase Letter

Upon motion duly made, seconded, and carried unanimously, the Board denied their request to increase their maintenance contract.

Utility Door Replacement Proposals

Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal from Rich Door and Window to replace 5 utility doors in the amount of \$4,163.64 with funds expended from Reserves #3048. Powerstone must provide a check for the full amount to the vendor in order for them to order and schedule the work.

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16591 Tropez Lane – Termites

Upon motion duly made, seconded, and carried unanimously, the Board denied the request for local treatment as the building will be tented in early 2023.

16505 Tropez Lane – Various

The Board reviewed the owner’s correspondence. It was noted that there are currently no restrictions on string lights, but it is something that the board needs to address. Per the association’s rules holiday décor (including lights) have to be removed within 30 days of the holiday. The bridge lights wattage have been replaced with lower wattage bulbs. Birds are a protected species and there is currently no plan but the Board will address them if there is an issue in the future.

16482 Germain Circle – Various

The Board reviewed the owner’s correspondence. It was noted that the Board states that the garage painting was completed this week. The wrought iron will be addressed by maintenance after your holiday lights are removed. Under the current association rules smoking is prohibited in the common area. These are original light fixtures and are not scheduled to be replaced. There was an article in the newsletter recently about this.

16541 Tropez Lane – Entry Deck

The Board reviewed the owner’s correspondence. Upon motion duly made, seconded, and carried unanimously, the Board denied the owner’s request for reimbursement. Under the association’s CC&R’s and the Davis Stirling Act management of the common area is the responsibility of the association and any modifications to the common area by homeowners require an HMA be submitted and approved by the association.

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 18, 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 6:43 PM.

ATTEST

Board Signature

Board Signature