

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 20, 2016**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, July 20, 2016, at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

PRESENT Directors Present: Garry Brown
Ron Lee
Annette Merriam
Robert Sebring
Chris Gray

Directors Absent: N/A

Representing Powerstone: Amanda Porter

Others Present: 13 Homeowners

CALL TO ORDER The meeting was called to order at 7:00 pm by Chris Gray, Vice President.

EXECUTIVE SESSION It was noted that an executive session meeting of the Board of Directors was held at 6:00 pm at Don the Beachcomber Restaurant to discuss disciplinary matters, collection issues, and personnel matters.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that the financials reflect \$210,093.93 in operating cash, \$1,238,591.81 in reserves, \$66,417.46 in other assets for a total assets of \$1,515,103.20 and \$53,314.56 current year surplus.

Architectural Chris Gray reported the following Home Modification Applications as follows:

- 16411 Martin- install air conditioner and solatubes.
- 3253 Moritz- install air conditioner.
- 3279 Moritz- install satellite dish.
- 16514 Bordeaux- install exterior dryer outlet and a/c line vent.

Upon motion duly made and seconded the Board resolved to approve the above applications based on the committee's recommendation. Grimaud representative abstains.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 20, 2016**

Landscape	Upon motion duly made and seconded, the Board accepted the resignation of Catherine Lee from the landscape committee, and her position as committee chair, and appointed Lanny Carpenter as committee chair. The Board reviewed the MSR reports.
Parking	The Board reviewed the correspondence.
Maintenance	Upon motion duly made and seconded, the Board resolved to approve the committee to purchase a power washer at a total cost of \$599.00.
Grimaud	Robert Sebring reported the following: <ul style="list-style-type: none">• Waterline is still in the process of being installed.
Communications	No discussion.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the June, 2016 financial report.

HOMEOWNERFORUM

3206 Anne	The homeowner was present and discussed landscape concerns by the tennis court and the dog park.
16371 Martin	The homeowner was present and discussed concerns with her stair well and dogs off the leash in the community.
16575 Bordeaux	The homeowner was present and inquired the status of the pending litigation matter.
16476 Germain	The homeowner was present and discussed concerns with a parking ticket.
16469 Germain	The homeowner was present and inquired as to whether or not they needed approval for patio resurfacing.
3213 Anne	The homeowner was present and requested the maintenance team to repair her fountain removed during the stucco wall repairs recently made.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 20, 2016**

16511 Bordeaux The homeowner was present and inquired as to whether or not her architectural application was approved.

MINUTES The Board reviewed the minutes of June 15, 2016 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as presented.

OLD BUSINESS

2016-2017 Final Draft Reserve Study

The Board reviewed the reserve study prepared by Association Reserves. Upon motion duly made and seconded the Board resolved to approve the reserve study as presented. The monthly contribution will be \$32,589.00.

2016-2017 Draft Budget

The Board reviewed the draft budget prepared by Powerstone with a proposed 20% increase. Upon motion duly made and seconded the Board resolved to approve the draft budget with the changes requested, no increase, and the monthly assessments to remain at \$406.00 effective September 1, 2016.

16365/16371 Martin Lane Repairs

The Board reviewed the proposals prepared by Twin and MLTC to rebuild the walkways, landings, stairways and stucco at 16365 and 16371 Martin. Upon motion duly made and seconded, the Board resolved to approve the work to be completed at a CNTE \$33,000.00 with the contractor to be determined.

Earthquake Proposals

The Board tabled this item.

CA State Land Commission Lease

The Board discussed the matter and confirmed that according to the city of Huntington Beach the association does not own the area outlined by the CA State Land Commission. Upon motion duly made and seconded, the Board resolved to deny payment of the lease and directed management to notify the CA State Land Commission and include a copy of the letter from the city of Huntington Beach.

NEW BUSINESS

Lang Invoices Upon motion duly made and seconded the Board resolved to approve the following invoices. Grimaud representative abstains.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 20, 2016**

- Invoice 1275188 in the amount of \$41,687.00 for extra billings at 16412-16432 Martin.
- Invoice 1275119 in the amount of \$12,759.60.00 for chimney replacements and chimney caps at 16412-16432 Martin.
- Invoice 1275123 in the amount of \$2,540.00 for skylight replacements and repairs at 16412-16432 Martin.

Sheppard's Hooks The Board reviewed the proposals prepared by Iron Works and MLTC to replace the missing and/or damaged sheppard's hooks on the community wrought iron. Upon motion duly made and seconded, the Board resolved to approve the proposal prepared by MLTC at a cost of \$33.00/per foot for 200ft of repairs.

Street Lamp Restoration Project
No discussion.

Homeowner Request – 126414 Martin Lane
No discussion.

Homeowner Request – 16415 Martin Lane
The landscape committee will review this request. No discussion.

Homeowner Request – 3226 Anne
The Board discussed the homeowner's request to have the skylight replaced and denied the request stating that unless the roofing vendor recommends replacement then the skylights will not be replaced.

Management Report
The Board reviewed the Management Reports.

Correspondence The Board reviewed the correspondence.

NEXT MEETING The next meeting was set for Wednesday, August 17, 2016 at 7:00 pm.

ADJOURN There being no further business the meeting was adjourned at 8:40pm.

ATTEST

Board Signature

Board Signature