

The Broadmoor Breeze



June 2012

A Publication for the homeowners/residents of The Broadmoor Huntington Harbour Community Association

Board Meetings

All Board meetings are the second Tuesday of every month at Don the Beachcomber starting at 7:00 p.m. Owners in attendance have three (3) minutes each to express their concerns to the Board. If you have concerns and would like the Board to address your issues please email your comments to the property manager and your email will be placed in the Board packet.

YOUR 2012/2013 BOARD OF DIRECTORS

<u>President:</u>	Jim Parrott
<u>Vice President:</u>	Carlos Bosio
<u>Secretary:</u>	Ron Lee
<u>Treasurer:</u>	Ellen Orange-Brown
<u>Grimaud Rep:</u>	Robert Sebring

Minutes from the April 10, 2012, Board of Directors meeting

NOTICE OF MEETING: Upon due notice, had and received, the Board of Directors of the Broadmoor Huntington Harbour Community Association, a California non-profit Corporation, held its scheduled meeting on Tuesday, April 10, 2012, at Don the Beachcomber, 16278 Pacific Coast Highway, Huntington Beach, CA.

CALL TO ORDER: The meeting was called to order by Becky Seifert of Villageway Management at 7:00 p.m.

DIRECTORS PRESENT: Jim Parrott, President; Carlos Bosio, Vice President; Ron Lee, Secretary; Ellen Orange, Treasurer; Robert Sebring, Grimaud Representative

ALSO ATTENDING: Becky Seifert, CCAM®, Villageway Management, Inc.; Steve Pagan, Villageway Management, Inc.; nine (9) Homeowners present

APPROVAL TO ACCEPT AGENDA: A motion was made and seconded to approve the April 10, 2012, Agenda as posted. The motion carried.

COMMITTEE REPORTS: Publicity – none. Architectural – none. Treasurer – Checking: \$2,739.51; Total Reserve Funds: \$55,412.98; Total Assets: \$58,312.49. Landscape – walk will be scheduled for May. A motion was made and seconded to approve Greenscapes proposal to raise 46 – 4” drains including grave and installation at \$35.00 each for a total of \$1,610.00. The motion carried unanimously. Pool – no report at this time. Age restriction is still under discussion at the Board level. Parking – no report. Committee will continue with Inspection Walks. Maintenance – working on chimney cap repairs. Communication – website was discussed. Villageway hopes to have an update on Homeowner Portal being developed by Villageway Management.

OPEN FORUM: Website, key access to interior gate at Peter’s Landing, deck gates being left open, key card device at Peter’s Landing, proper use of garages, missing window boxes, owner delinquency rate (this question was not answered by the Board), maintenance of rodent traps throughout the community, obtain proposal for 2nd roofer for repairs to unit on Francois and place both proposals on the May agenda, bill owner for roof inspection.

EXECUTIVE SESSION: Issues discussed in Executive Session were as follows: Owner delinquency, Owner responsibility for patio deck leak.

Jim Parrot, Board President, left the meeting at this point at 7:30 p.m., and the meeting was conducted by Management.

CONSENT CALENDAR: A motion was made and seconded to approve the Consent Calendar as follows: Regular Session Minutes of March 13, 2012. Executive Session Minutes of March 13, 2012. Organizational Minutes of March 13, 2012. Redacted Regular Session Minutes of March 13, 2012, for posting. Financial Statements for the period ending February 29, 2012 – Sunwest Bank Reconciliation only. Financial Statements for the period ending March 31, 2012, for Broadmoor Huntington Harbour. Financial Statements for the period ending March 31, 2012 – Sunwest Bank Reconciliation only, Broadmoor Huntington Harbour. Financial Statements for the period ending February 29, 2012. Grimaud Financial Statements for the period ending December 31, 2011. Grimaud Financial Statements for the period ending January 31, 2012. Grimaud Financial Statements for the period ending February 29, 2012. Financial Statements for the period ending February 29, 2012, from Sunwest Bank for Grimaud. Financial Statement for the period ending March 31, 2012, for Grimaud. Resolution to Record a Lien against account #106-2154. Greenscapes Maintenance invoice #000-260220, dated March 22, 2012, for the following scope of work: 16495 Tropez – install 20 one-gallon Star Jasmine. 16471 Tropez – install 17 one-gallon Star Jasmine. Across from 16608 Bordeaux – install new valve 2” by lawn area valve. Greenscapes Maintenance proposal dated March 19, 2012, for the following scope of work: 16505 Tropez – near utility doors, install four 5-gallon Raps. Install mulch by Flaxes and Garlic along the wall, 3 yards. 16515 Tropez – install one 5-gallon Privets. Across from 16557 Tropez, by wall, install two 15-gallon Purple Plums and 11 five-gallon Raps and one yard of mulch. Across from 16596 Bordeaux – install 5 one-gallon Blue Grass. Behind 16495 Bordeaux, trim 3 palms. Anne Circle – remove Ficus tree and grind stump. At 16415 Lazare – install one 15-gallon New Zealand tree. 3267 Moritz – remove Bird of Paradise tree and grind stump, and install three 5-gallon Raps by control box. *Continued on reverse.*

Minutes, Continued

ADMINISTRATIVE, ACTION ITEMS: Management was directed to: Move matured CD from Sunwest Bank into checking account. Continue effort with 6 Henderson to obtain chimney cap proposal. Request monthly rodent report from Payne Pest Management.

FINANCIALS: Advise Villageway Accounting that as of April 1, 2012, the Sunwest Bank CD matured, and to move it to the Association's checking account. Board reviewed letter from Villageway dated April 9, 2012, requesting Board Resolution to transfer funds to FDIC institution.

FACILITIES: A motion was made and seconded to approve proposal from SCT reserves for a level 3 (financial update) in the amount of \$700.00. A motion was made and seconded to approve the proposal from Bristolite to manufacture seven skylights in the amount of \$2,679.09. The Board denied the proposal from Personal Touch for "Annual Spring Cleaning." A motion was made and seconded to back bill owner on Germain for a roof inspection in the amount of \$85.00. A motion was made and seconded to approve the purchase, by manager Becky Seifert, of a spa sign reading, "Conditional Use by Children." When the sign is made Management is to request that the maintenance staff install the sign on the inside wall near the spa. All motions approved unanimously. The Board reviewed and denied all proposals submitted to paint the walkover located next to the pool. The Facilities Committee will confirm that the work can be done by on staff maintenance crew.

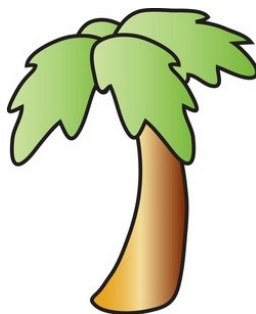
LANDSCAPING: Greenscapes proposals approved under Consent Calendar.

NEXT MEETING: The next meeting of the Broadmoor Huntington Harbour Community Association Board of Directors will be held on Tuesday, May 8, 2012, at 7:00 p.m. at Don the Beachcomber, 16278 Pacific Coast Highway, Huntington Beach, CA.

ADJOURNMENT: There being no further business to come before the Board of Directors at this time, a motion was made, seconded and unanimously approved to adjourn the meeting at 8:30 p.m.

Open Dock Gates

Over the past several months Management and the Board have received emails, notes and phone calls regarding the gates to the boat docks being left open. It has been difficult to determine who is responsible for this. Please close the boat dock gates when entering and exiting the gates.



Peter's Landing

The Board is aware of the request from owners to install a card reader at Peter's Landing gate. This gate does not belong to Broadmoor Huntington Harbour and the Board has been in contact with the management of Peter's Landing. The Board is working on the owner's request.

BROADMOOR IS MANAGED BY:

Villageway Management, Inc.

P.O. Box 4708, Irvine, CA 92616

(949) 450-1515 or (877) 450-6468

Fax (949) 585-0146

Property managers: Becky Seifert, seifert@villageway.com

Steve Pagan, pagan@villageway.com

EMERGENCY/AFTER HOUR CALLS:

(949) 450-1515 or (877) 450-6468

If you have an emergency during the evening or weekend hours, please contact Villageway at the above number.

The On Call Manager will respond to your call. Please follow this procedure to ensure proper handling of your situation.

MAINTENANCE:

Marie Wigler, (949) 450-1515 or (877) 450-6468

Email: wigler@villageway.com

ASSESSMENT QUESTIONS (Accounting): (949) 585-0141

The lost decal replacement fee is \$100.00 per decal. Owners selling their units are responsible for returning decals prior to the close of escrow or their escrow account will be charged the appropriate fee. Owners renting their units are responsible for the return of vacating tenant's decals or their account will be charged the appropriate fee.

CABLE TV: Time Warner (866-550-3211)

Basic cable is provided by the Association.

POLICE DEPARTMENT:

Emergency: 911 (police, fire, medical)

Front Desk/Noise Complaints: (714) 960-8843

Parking Control: (714) 960-8811 #1

HARBOR PATROL: (714) 840-5222

Complaints regarding boats

REFUSE PICK UP: Rainbow Disposal: (714) 847-3581

ANIMAL SERVICES: www.ocpetinfo.com

(714) 935-6848 M—F 8:00 a.m. to 5:00 p.m.

(714) 935-7158 after hours