

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

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

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

Directors Absent: N/A

Representing Powerstone: Amanda Porter

Others Present: 12 Homeowners

CALL TO ORDER The meeting was called to order at 7:12 pm by Garry Brown, 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, executive meeting requests, and policies.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that the financials reflect \$149,640.73 in operating cash, \$951,375.27 in reserves, \$36,599.49 in other assets for a total assets of \$1,137,615.49 and an (\$11,589.36) current year deficit.

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

3251 Francois- replace patio sliding glass door.

16610 Bordeaux- replace concrete patio with pebble stone.

16478 Bordeaux- replace windows and patio sliding glass door.

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

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Landscape	The Board reviewed the MSR reports.
Parking	The Board reviewed the correspondence.
Maintenance	Chris Gray reported the following: <ul style="list-style-type: none">• Repairing drains in preparation for El Nino.• Martin Lane sidewalk lighting is anticipated to be completed by 1/27/16.
Grimaud	No discussion.
Communications	No discussion.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the December 31, 2015 financial report.

HOMEOWNER FORUM

16597 Tropez	The homeowner was present and discussed his/her concern with dirt placed in the common area, the dog park fence, any additional barking noise that might be created from the proposed dog park, and inquired as to how many homeowners would benefit from the proposed dog park.
3212 Anne	The homeowner was present and discussed the proposed dog park.
16541 Tropez	The homeowner was present and discussed the proposed dog park and smoothing out concrete from pervious grinding job.
16610 Bordeaux	The homeowner was present and discussed landscaping concerns.

MINUTES

The Board reviewed the minutes of December 16, 2015 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as submitted.

OLD BUSINESS

Earthquake Insurance Proposal

The Board reviewed the proposal prepared by Prendiville. The Board tabled the proposal and directed Management to invite Prendiville to a Saturday Town Hall Meeting to review earthquake insurance with the community.

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Sheppard's Hook Repair

The Board reviewed the proposals from Iron Works, Twin Construction, and 20th Century Wrought Iron. The Board tabled this proposal to the February meeting for the maintenance team to obtain a proposal from Iron Works and Twin for replacement of 50 linear feet of fencing with 6 inch spacing.

Dog Fence Discussion

The Board reviewed the dog fence proposal prepared by Vinyl Patio Covers & Fence. Upon motion duly made and seconded the Board resolved to approve the proposal to install a new dog park fenced in area at a total cost of \$5,400.00, with Director Merriam opposing, noting that once installed the previous dog park will be restored to a play area and pets will be prohibited. Grimaud representative abstains.

Drywall Repairs – Skylights

The Board discussed the drywall repairs at 16471-16497 Bordeaux and directed the maintenance team to complete the repairs.

CCR Amendment Discussion

The Board reviewed amendment revision. The Board tabled this item.

NEW BUSINESS

Lien Resolution

Upon motion duly made and seconded the Board resolved to approve the recording of the following lien with the Grimaud representative abstaining:

Account# C115-01820-2

The Board tabled the following lien to the February meeting.

Account# C117-01064-1

Approval of Lang Invoices

The Board reviewed the Lang invoices. Upon motion duly made and seconded the Board resolved to approve payment of the following invoices for extra charges, chimney caps, and skylight repairs at building 8 (16571-16585 Bordeaux) and a skylight replacement at 3209 Moritz with the Grimaud representative abstaining:

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Invoice 1274565 at a total cost of \$14,706.00
Invoice 1274567 at a total cost of \$9,284.00
Invoice 1274566 at a total cost of \$900.00
Invoice 1274614 at a total cost of \$970.00

Common Area Sewer Line Repair

The Board reviewed the reviewed the emergency approval of the sewer line repair by 3235 Anne at a total cost of \$2,050.00. Upon motion duly made and seconded the Board resolved to ratify the approval. Grimaud representative abstains.

Gutter Replacements

The Board reviewed the proposals to replace gutters and downspouts prepared by Antis, Fontaine, and Island Pacific. Upon motion duly made and seconded the Board approved the proposal prepared by Antis at a total cost of \$3,247.00.

Signage Request

The Board reviewed the signage installation request and the maintenance team will work on replacing signage.

Homeowner Request

The Board reviewed the request from 16437 Lazare to install larger doggie bags and tabled the item for now pending additional complaints.

Management Report

The Board reviewed the Management Reports.

Correspondence

The Board reviewed the correspondence.

NEXT MEETING

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

ADJOURN

There being no further business the meeting was adjourned at 9:05pm.

ATTEST

Board Signature

Board Signature