

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 23, 2019**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, January 23, 2019 at Calvary Chapel of the Harbour, 16450 Pacific Coast Hwy, Huntington Beach, CA 92649.

PRESENT Directors Present: Garry Brown, President
John Wicketts, V. President
Ron Lee, Secretary
Annette Merriam, Treasurer
Robert Sebring, Director at Large

Directors Absent: None

Representing Powerstone: Danielle Romero, CMCA, AMS

Others Present: Approximately fifteen (15) homeowners

CALL TO ORDER The meeting was called to order at 6:31 pm by Garry Brown, President.

EXECUTIVE SESSION It was noted that an executive session meeting of the Board of Directors was held earlier at 5:30PM to discuss disciplinary matters, delinquencies and contractual matters.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that as of month ending December 31, 2018 the financial statement reflects \$114,287.38 in operating cash, \$1,241,821.17 in reserves, \$46,639.50 in other assets for a total assets of \$1,402,748.05 and current year surplus of \$66,605.67.

Architectural Chris Gray reported the following Home Modification Applications and upon motion made, seconded and carried, the Board made the following ruling based upon recommendation:

- 16610 Bordeaux: Installation of a retractable awning with a bronze frame- approved.
- 16446 Martin- Window replacement (retrofit)-approved.

Landscape The Board reviewed the report as presented by the landscape committee. Upon motion duly made and seconded the Board approved the following:

- Payment of the following Harvest invoices:
 - #125917 in the amount of \$300.00
 - #125925 in the amount of \$336.00
 - #126438 in the amount of \$1,938.35
 - #126440 in the amount of \$30.58
 - #125926 in the amount of \$3,479.21

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 23, 2019**

- #126347 in the amount of \$727.01
- #125927 in the amount of \$432.00

Furthermore, the committee presented a tree trimming a tree removal proposal to the Board. Upon motion duly made and seconded the Board approved the tree trimming and tree removal proposals at a cost NTE \$5,500.00

Parking	No report
Grimaud	No report
Communications	No report

FINANCIAL STATEMENTS

Upon motion duly made and seconded the Board resolved to approve the December 31, 2018 Financial Statements for both Broadmoor and Grimaud Associations.

HOMEOWNER FORUM

16511 Bordeaux	The homeowner was present to discuss drainage issues in the greenbelt in front of the address.
16437 Lazare	The homeowner was present to discuss drainage issues, thank you for duck deterrents, lighting replacements to not be bright white.
16541 Tropez	The homeowner was present to discuss drainage issues on the walkway, lights that went out during the storm, leaks and request for mold testing, balcony lighting, newsletter criticisms, and suggestion to keep lights on only when outside of balconies and patios.
3251 Moritz	The homeowner was present to discuss the man gate by the church breaking down consistently and request for an upgrade on the gate, and 2 street lights ou ton Martin.
3277 Francois	The homeowner was present to discuss the Board elections and the candidacy statements exceeding the word count on their personal statements.
16514 Bordeaux	The homeowner was present to discuss the issues with drainage and internal roof to wall connection needing to be re-done in the coming months with the new Board.
16435 Lazare	The homeowner was present to discuss 1,200 gallons of water intrusion in his crawl space apparently due to 3 holes in the gutters drilled by maintenance.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 23, 2019**

MINUTES Upon motion duly made, seconded and carried, the Board approved the December 19, 2018 Regular session minutes as submitted.

NEW BUSINESS

Fumigation
Proposals

The Board reviewed proposals for community wide fumigation. The Board resolved to table the bids at this time for the new Board to review after election.

3181 Moritz-
Deck Repair

The Board reviewed two (2) proposals from Spectrum for complete stair repairs and partial stair repairs. Upon a motion duly made and seconded the Board approved the full stair repair proposal in the amount of \$6,354.00.

Lock Replacement

Upon a motion duly made and seconded the Board approved replacement of Association locks at a CNTE \$4,500.00.

Legislative Update

Management provided an update on new legislation. No action was required.

Reserve Study
Proposal

The Board reviewed the proposal from Association Reserves. The Board resolved to table the proposal and have management obtain additional bid.

3287 Moritz Main
Line & Plumbing

The Board reviewed the information from 3287 Moritz. The Board resolved to table this item and ask that the Owner have his vendor provide the video from the inspection and more information and the verbiage in the report indicates and issue with an internal line rather than a main line.

Unit Rental Rules

No action was taken as the Association is unable to create rules that are not in line with the CC&R's.

Invoices for
Approval

The Board reviewed the following invoices:

- Emerick's, Invoice # 00252 in the amount of \$2,360 provided Chris Gray confirms completion of the work.
- Spectrum, Invoice # 15137 in the amount of \$1,894.
- Primo, Invoice #s 63067, 63419, 53285, 71997, 76238, 79253, and 80745 provided Director Merriam approves after further review.

Management
Reports

The Board reviewed the Management reports and had no questions at this time.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 23, 2019**

NEXT MEETING The next meeting was set for Wednesday, February 20, 2018 at 6:30 pm.

ADJOURN There being no further business the meeting was adjourned at 7:49 PM.

ATTEST

Board Signature

Board Signature