

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
February 7, 2015**

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**NOTICE** A special meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Saturday, February 7, 2015 at the association's Pool Recreation Area, Huntington Beach, CA.

**PRESENT** Directors Present: Jim Parrot  
Ellen Brown  
Teresa Kippert  
Ronald Lee  
Robert Sebring

Directors Absent: None

Others Present: 12 homeowners

**CALL TO ORDER** The meeting was called to order at 3:02 p.m. by Jim Parrott, President.

**NEW BUSINESS**

**Bordeaux building re-roofing** The board reviewed the work done during the re-roofing of the building on Bordeaux lane. The board also reviewed the additional work done to replace approximately 25% of the roof's substructure (plywood) due to termite damage and dry rot. Several interior roof beam supports needed to be replaced due to damage. The total cost of the re-roofing of that building is approximately \$79,000.

Two skylights and all chimney shrouds were replaced. The existing chimney shrouds, installed just five years ago, are already rusting and coming apart. The new shrouds are made of copper, which will never rust or corrode, and should last the roof's lifetime.

**Lazare building roof leaks** The board reviewed proposals to repair the leaks to units on Lazare Lane. These units have had several previous repairs and the roofing company advises that further repairs are not financially cost effective. The roofing company furnished proposals to (i) re-roof the two units at a cost exceeding \$40,000, or re-roof the entire building at a cost of \$89,000 due to economies of scale. The board approved re-roofing the entire building.

**Other roof leaks** The board has previously reviewed proposals to repair roof leaks for units on Tropez and Anne circle. Both of those repairs have been approved by the board at an average cost of \$8,000. Another unit on Germain had significant water intrusion during the

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November 2 rain. The cost of repairing all damage to the roof and the unit structure is almost \$10,000.

Town Hall meeting The board decided to hold a town hall meeting on Saturday, February 21 at 11:00 a.m. at Don the Beachcomber Restaurant, to present all information gathered by the board regarding the condition of the roofs, financial costs, and options for future repair or replacement of the roofs. A notice will be mailed to all homeowners.

**ADJOURN** There being no further business, the meeting was adjourned at 3:35 PM.

**ATTEST**

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Board Signature