

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 15, 2017**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, February 15, 2017, 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: 7 Homeowners

CALL TO ORDER The meeting was called to order at 7:05 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, vendor contracts and personnel matters.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that the financials reflect \$193,033.84 in operating cash, \$1,302,864.32 in reserves, \$12,346.90 in other assets for a total assets of \$1,508,245.06 and \$57,402.54 current year surplus.

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

- 16511 Bordeaux- waterproof exterior retaining wall.
- 16474 Bordeaux- front door replacement.

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

Landscape The Board reviewed the MSR reports.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 15, 2017**

3206 Anne- plant replacement at \$742.00. Upon motion duly made and seconded, with Grimaud representative abstaining, the Board resolved to approve the proposal.

Parking The Board reviewed the correspondence.

Grimaud No discussion.

Communications No discussion.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the January 2017 financial report.

HOMEOWNER FORUM

16361 Martin The homeowner was not present but the tenant was and the Board allowed the tenant to address the Board about complaints received.

16541 Tropez The homeowner was present and discussed the community lighting.

MINUTES

The Board reviewed the minutes of January 18, 2017 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as presented.

OLD BUSINESS

Street Repairs The Board reviewed the proposals from CT&T Concrete Paving to complete community wide street repairs at a total cost of \$9,100.00. Upon motion duly made and seconded, with Grimaud representative abstaining, the Board resolved to approve the proposal.

Pool Renovations The Board reviewed the proposals from 1Stop and Rob Wagner to complete various pool renovations. The Board tabled this matter for additional bids. Have Alan Smith contact Ron for additional proposal.

NEW BUSINESS

Re-Roof Proposal Upon motion duly made and seconded the Board resolved to ratify the emergency approval to re-roof building 9 (16526-16552 Bordeaux) at a total cost of \$67,580.00.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 15, 2017**

- 16490 Bordeaux Upon motion duly made and seconded the Board resolved to ratify the emergency approval to complete mold remediation and repairs at a total cost of \$2,945.00.
- Lang Invoices Upon motion duly made and seconded the Board resolved to approve payment of the following invoices. Grimaud representative abstains.
- Invoice 1275396 in the amount of \$34,901.40 for chimney caps at 3235-3267 Moritz.
 - Invoice 1275394 in the amount of \$1,940.00 for skylight replacements at 3235-3267 Moritz.
- Lang Re-Roof Proposal
- The Board reviewed the proposal from Lang Roofing to re-roof the following buildings at a total cost of \$647,791.00. Upon motion duly made and seconded, with Grimaud representative abstaining and Director Brown denying, the Board resolved to approve the re-roofing of the following buildings:
- Building 3 (16541-16565 Tropez) = \$85,530.00
 - Building 4 (16575-1661 Tropez) = \$85,530.00
 - Building 6 (16560-16582 Bordeaux) = \$63,000.00
 - Building 10 (16535-16651 Bordeaux) = \$36,898.00
 - Building 19 (16361-16381 Martin) = \$67,580.00
 - Building 27 (3261-3291 Francois) = \$90,140.00
 - Building 2 (16505-16531 Tropez) = \$85,580.00
 - Building 30 (3191-3213 Anne) = \$67,580.00
 - Building 31 (3202-3206 Anne) = \$24,475.00
 - Building 33 (3231-3245 Anne) = \$36,898.00
- Mailbox Cluster The Board reviewed the proposal from Spectrum to remove and replace the mailbox cluster by 16560 Bordeaux at a total cost of \$1,688.00. Upon motion duly made and seconded, with the Grimaud representative abstaining, the Board resolved to approve the proposal.
- 16415 Lazare The Board reviewed the proposal from Spectrum to complete wood and stucco repairs at a total cost of \$848.00. Upon motion duly made and seconded, with the Grimaud representative abstaining, the Board denied the proposal based on legal opinion that patio drains are part of plumbing and therefore homeowner responsibility.
- 16455 Germain The Board reviewed the proposal from CT&T Concrete Paving to complete concrete sloping repairs at a revised contract price at a CNTE \$2,000.00. Upon motion duly made and seconded, with Grimaud representative abstaining, the Board resolved to approve the proposal.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 15, 2017**

16511 Bordeaux The Board reviewed the proposal from Harvest to install a new drain at a total cost of \$1,020.08. Upon motion duly made and seconded, with Grimaud representative abstaining, the Board resolved to approve the proposals.

Homeowner Request

The Board reviewed the request to have the garage doors power washed. Upon motion duly made and seconded, with the Grimaud representative abstaining, the Board resolved to table this matter until the buildings are painted.

Management Report

The Board reviewed the Management Reports.

Correspondence The Board reviewed the correspondence.

NEXT MEETING The next meeting was set for Wednesday, March 15, 2017 at 7:00pm.

ADJOURN There being no further business the meeting was adjourned at 7:56pm.

ATTEST

Board Signature

Board Signature