

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
February 18, 2015**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, February 18, 2015 at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

PRESENT Directors Present: Ron Lee
Robert Sebring
Jim Parrot
Ellen Orange Brown

Directors Absent: Tess Kippert

Representing Powerstone: Debbie Evans

Others Present: 11 homeowners

CALL TO ORDER The meeting was called to order at 7:02 pm by Jim Parrott, 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 to discuss disciplinary matters, collection issues and personnel matters.

COMMITTEE REPORTS

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

Treasurer's Report Management reported that the financials reflect \$140,359.69 in operating cash, \$947,538.12 in reserves, \$23,865.32 in other assets for a total assets of \$1,111,763.13 and a \$67,065.80 current year surplus.

Landscape Cathy Lee reported that there were two proposals to be reviewed.

Upon motion duly made and seconded the Board approved the Harvest proposal #34369 in the amount of \$500.

Upon motion duly made and seconded the Board approved the Harvest proposal #34666 in the amount of \$140.01.

Parking No report at this time.

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Maintenance Mike Carpenter reported that some trouble has been reported with the landscape lights and the maintenance crew will be replacing several sections of the lights.

Grimaud No report at this time.

Communications No report at this time.

HOMEOWNER FORUM

16495 Tropez The homeowner was present to question if the association would be hiring a professional firm to maintain the lagoon. The Board noted that no plans are currently in place and the maintenance crew will continue to conduct the maintenance.

3215 Moritz The homeowner was present to explain his reasons for running for the board including obtaining a good accounting of the books and records of the association.

16428 Martin The homeowner was present to state that she is running for the board to make changes and communicate with the homeowners.

3211 Moritz The homeowner was present to question the status of the deck leak repair coming from 3209 Moritz.

16527 Tropez The homeowner was present to suggest that the buildings be fumigated prior to re-roofing.

16597 Tropez The homeowner was present to thank the board for their service. In addition, Ms. Price expressed concern regarding various entities accessing the roofs and causing potential damage.

16414 Martin The homeowner was present to thank the board for their service and complimented the website for the dissemination of information.

MINUTES The Board reviewed the minutes of the January 21, 2015 regular session meeting and upon motion duly made and seconded the Board approved the minutes as submitted.

FINANCIAL STATEMENT Upon motion duly made and seconded the Board approved the January 31, 2015 financial report.

NEW BUSINESS **New Business**

Lien Resolution The Board reviewed the delinquent account #C115-01232-1 and upon motion duly made and seconded the Board resolved to file a lien.

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- Reserve Study** The Board reviewed the proposal for the preparation of the reserve study update. Upon motion duly made and seconded the Board resolved to approve the proposal in the amount of \$560.
- Roof Project** The Board tabled the discussion regarding the roofing project until the special town hall meeting on February 21, 2015.
- Gate Repairs** The Board reviewed the gate repairs analysis prepared by Mike Carpenter and noted that additional information was forthcoming. Therefore the issue was tabled pending receipt of the information.
- Rolachem** The Board reviewed the proposal for the replacement of the Rolachem system at the pool. Upon motion duly made and seconded the Board resolved to approve the proposal for repairs only in the amount of \$550.
- Lagoon Cleaning** The Board reviewed the proposal for the lagoon cleaning options. The Board requested that clarification be obtained from 1Stop Pool Pros to determine how many vacuums would be running for the \$110 per hour.
- Signage** The Board reviewed the proposed signage to be installed regarding towing and exit only. Upon motion duly made and seconded the Board approved the signage to be installed at the entrance to the community.
- Parking Patrol** The Board discussed the options for parking patrol. The Board tabled the issue at this time.
- MANAGEMENT REPORT** The Board reviewed the Management Reports.
- ADJOURN** There being no further business the meeting was adjourned at 7:55 pm.
- NEXT MEETING** The next meeting was set for Wednesday, March 18, 2015 at 7:00 pm.
- ADJOURN** There being no further business the meeting was adjourned at 7:40 pm.

ATTEST

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
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Board Signature

Board Signature.

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