

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 20, 2019**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, February 20, 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 6:30 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 January 31, 2019 the financial statement reflects \$127,367.00 in operating cash, \$1,269,774.81 in reserves, \$41,312.36 in other assets for a total assets of \$1,438,454.17 and current year surplus of \$34,164.50.

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:

- 16425 Martin: Installation of central A/C- approved.

Landscape The committee advised the board on the current landscape and recommended invoice approval.

Parking Director Lee gave an update on the new post commander.

Grimaud No report

Communications No report

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FINANCIAL STATEMENTS

Upon motion duly made and seconded the Board resolved to approve the January 31, 2019 Financial Statements for both Broadmoor and Grimaud Associations.

RESOLUTION TO LIEN

Upon motion duly made and seconded the Board approved the Resolution to Lien account # C11502985-2 for an unpaid balance of \$2,133.08.

HOMEOWNER FORUM

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|----------------|--|
| 3285 Moritz | The homeowner was present to discuss flood insurance. |
| 16335 Grenoble | The homeowner was present to discuss flood insurance. |
| 16437 Lazare | The homeowner was present to discuss rain gutters and drainage issues. |
| 16541 Tropez | The homeowner was present to thank the Board for their hard work! |

MINUTES

Upon motion duly made, seconded and carried, the Board approved the January 23, 2019 Regular session minutes as submitted.

NEW BUSINESS

Financial Resolution	Upon motion duly made and seconded the Board approved the resolution regarding transfer of funds in accordance with Civil Code Sections 5380(b) and 5502.
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Reserve Study Renewal	The Board resolved to table this item until a third bid is received.
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Landscape Proposals	Upon a motion duly made and seconded the Board took the following actions on the following proposals:
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- 16511 Bordeaux: demo and reseed of existing lawn and additional drain installation \$2,197.94 (approved at a cost of \$427.45 only)
- Tree removal at 16528 Bordeaux: \$500.00- Denied
- Trim one cedar at 16511 Bordeaux: \$250.00- Denied
- 16541 Tropez installation of a Magnolia Little Gem: \$519.73- Approved
- 16379 Martin: removal of a plum and install of 10 Boxwood: \$180.00- Approved
- 16339 Grenoble: Install plant materials at garage: \$231.00- Approved

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Homeowner
Requests

16562 Bordeaux: The homeowner requested that the awnings be cleaned. Upon motion duly made and seconded, the Board denied the request at this time.

3191 Anne: The homeowner requested to have his patio concrete replaced. No action was taken at this time- the Board will review on the next walkthrough.

16495 Tropez: The homeowner has requested termite repairs in the amount of \$495.00. Upon motion duly made and seconded, the Board approved the request.

Concrete repairs due to trip and fall: Upon motion duly made and seconded, the Board agreed to complete the repairs and will look into renting or purchasing a concrete grinder.

16511 Bordeaux: Owner has requested dry out services under the decks. Upon motion duly made and seconded, the Board denied the request at this time.

3207 Anne: The Board reviewed a proposal for plumbing repairs by Scott English at a cost of \$2,850. Upon motion duly made and seconded, the Board approved completing these repairs at a CNTE \$2,850- however Director Wicketts will look into a different vendor.

16437 Lazare: Homeowner has expressed issues with the drainage. Upon motion duly made and seconded, the Board approved sending the maintenance team out to inspect and snake.

Management
Reports

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

NEXT MEETING

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

ADJOURN

There being no further business the meeting was adjourned at 7:18 PM.

ATTEST

Board Signature

Board Signature