

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 21, 2018**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, February 21, 2018, at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

PRESENT Directors Present: Annette Merriam
Robert Sebring
Chris Gray
Garry Brown
Ron Lee

Directors Absent: N/A

Representing Powerstone: Amanda Porter
Linda Alexander

Others Present: 25 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 \$214,461.45 in operating cash, \$1,266,866.08 in reserves, \$60,822.58 in other assets for a total assets of \$1,544,150.11 and current year surplus of \$50,243.67.

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

- 16476 Bordeaux – air conditioner installation.

Upon motion duly made and seconded the Board resolved to approve the above application.

- 3291 Francois – installation of operable skylight.

Upon motion duly made and seconded the Board resolved to approve the above application with condition that an indemnity agreement and payment for indemnity.

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MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 21, 2018**

- Landscape The Board reviewed the MSR reports.
Upon motion duly made and seconded the Board resolved to
approve payment of the following invoices:
- A motion was made and not carried to remove the rosemary bush by
the Starbucks gate.
- Parking The Board reviewed the correspondence and discussed monitoring
of passes but no action was taken.
- Grimaud No discussion.
- Communications No discussion.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to
approve the January 2018 financial report.

HOMEOWNER FORUM

- 16541Tropez The homeowner was present and discussed the benches being
removed and they will be reinstalled and asked for more balloons in
the lagoon.
- 3277 Francois The homeowner was present and discussed parking passes and
asked the Board to record meetings and for more detailed minutes.
- 16411 Martin The homeowner was present and discussed removing the forklift and
the maintenance team agreed to relocate the lift.
- 3199 Moritz The homeowner was present and discussed the current lawsuit and
asked what the lawsuit was for.
- 3221 Moritz The homeowner was present and discussed wanting more
information in the minutes and agenda.
- 16347 Lazare The homeowner was present and discussed the arches and wanting
to keep the arches in the community.
- 3299 Moritz The homeowner was present and thanked the directors for their
service.

MINUTES

The Board reviewed the minutes of January 17, 2018 regular session
meeting. Upon motion duly made and seconded the Board resolved
to approve the minutes with correction to the next meeting date.

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MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 21, 2018**

NEW BUSINESS

Ironworks No action was taken as the gate was previously approved by the Board and the revision will not exceed original approved amount.

Lien Resolution Upon motion duly made and seconded the Board resolved to record a lien against acct# C11502499-2 and C11501317-2.

Lang Invoices Upon motion duly made and seconded the Board resolved to approve payment of the following invoices. Grimaud representative abstains.

- Invoice - Building 30 (3191-3213 Anne) extra charges in the amount of \$30,404.55.
- Invoice - Building 30 (3191-3213 Anne) chimney replacement and repairs in the amount of \$13,034.00.
- Invoice - Building 30 (3191-3213 Anne) skylight replacement and skywell repairs in the amount of \$1,170.00.

Pool Deck Replacement

The Board tabled this matter for additional proposals to be received.

Concrete Repair Upon motion duly made and seconded the Board resolved to approve the proposal prepared by CT&T Concrete Paving to replace concrete in the vditches in various locations at a total cost of \$9,600.00.

3228/3232 Anne Entry Deck

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Spectrum to replace the entry deck at a total cost of \$16,778.00.

16421 Lazare

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Spectrum to replace the entryway steps at a total cost of \$1,894.00.

16452-16456 Germain Entry Stairs/Deck

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Spectrum to replace the entry stairs/deck at a total cost of \$6,284.00.

16472 Bordeaux Steps

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Spectrum to replace the steps at a total cost of \$1,852.00.

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MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 21, 2018**

Management Report

The Board reviewed the Management Reports.

Correspondence

The Board reviewed the correspondence.

NEXT MEETING

The next meeting was set for Wednesday, March 21, 2018 at 7:00pm.


ADJOURN

There being no further business the meeting was adjourned at 8:12pm.

ATTEST



Board Signature



Board Signature