

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

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, March 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: 9 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 \$175,114.68 in operating cash, \$1,346,144.24 in reserves, \$45,083.01 in other assets for a total assets of \$1,566,341.93 and \$74,864.74 current year surplus.

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

- 16361 Martin- satellite dish installation.

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

Landscape The Board reviewed the MSR reports.

Upon motion duly made and seconded the Board resolved to approve appointment of Lanny Carpenter and Diana Boyd to the landscape committee. Grimaud representative abstains.

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- Parking The Board reviewed the correspondence.
- Upon motion duly made and seconded the Board resolved to approve appointment of Lanny Carpenter to the parking committee. Grimaud representative abstains.
- The Board reviewed the parking recommendations made by the committee and resolved to have the association's legal counsel review the proposed rule change before sending out the proposed rules to the membership for the 30 day review period.
- Grimaud No discussion.
- Communications No discussion.

FINANCIAL STATEMENT

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

HOMEOWNER FORUM

- 16541 Tropez The homeowner was present and discussed the lagoon drain and adding brackets to dish installations.
- 16485 Tropez The homeowner was present and discussed parking and volunteered to do garage inspections.
- 16437 Lazare The homeowner was present and discussed the rec room and guard staff parking of motorcycle.
- 3207 Francois The homeowner was present and discussed damage to the circuit breaker during the roof leak.
- 16415 Lazare The homeowner was present and discussed stucco damage.

MINUTES

The Board reviewed the minutes of February 15, 2017 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as presented.

OLD BUSINESS

- Pool Renovations The Board reviewed the proposals from Alan Smith, 1Stop and Rob Wagner to complete various pool renovations. Upon motion duly made and seconded the Board resolved to approve the Alan Smith

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proposal items 14, 15, 16 and 19 only at a combined cost of \$7,244.00. Grimaud representative abstains.

NEW BUSINESS

16490 Bordeaux Upon motion duly made and seconded the Board resolved to ratify the emergency approval to complete post remediation and repairs at a total cost of \$1,428.00. Grimaud representative abstains.

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

- Invoice 1275711 in the amount of \$30,988.80 for extra charges for building 15 (16452-16482 Germain).
- Invoice 1275712 in the amount of \$10,393.00 for chimney cap and structure replacements for building 15 (16452-16482 Germain).
- Invoice 1275713 in the amount of \$9,850.00 for chimney cap replacements for building 6 (16560-16582 Bordeaux).

Termite Proposal

The Board reviewed the proposal from Payne Pest to complete termite inspections at a total cost of \$3,660.00. Upon motion duly made and seconded the Board resolved to deny the request. Grimaud representative abstains

Earthquake Insurance

Upon motion duly made and seconded, with Director Brown opposing and the Grimaud representative abstaining, the Board resolved to approve the earthquake insurance with a 25M coverage with a 20% deductible at a total annual premium of \$40,085.20 effective September 1, 2017.

Proposed Rule Change

This item was tabled to the April meeting.

Dryer Vent Replacements

Upon motion duly made and seconded the Board resolved to approve the maintenance team replacing the dryer vents.

Management Report

The Board reviewed the Management Reports.

Correspondence

The Board reviewed the correspondence.

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NEXT MEETING The next meeting was set for Wednesday, April 19, 2017 at 7:00pm.

ADJOURN There being no further business the meeting was adjourned at 8:26pm.

ATTEST

Board Signature

Board Signature