

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MARCH 21, 20198**

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

**PRESENT** Directors Present: Garry Brown, President  
John Wicketts, V. President  
Annette Merriam, Treasurer  
Ron Lee, Secretary  
Robert Sebring, Director at Large

Directors Absent: N/A

Representing Powerstone: Linda Alexander, CCAM-LS

Others Present: Several Homeowners

**CALL TO ORDER** The meeting was called to order at 7:00 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 and personnel matters.

**CONSENT  
CALENDAR**

1. Lien Acct #C115-01317-2 for late assessments
2. February 18, 2018 General Session Minutes

Upon motion duly made and passed, the Board approved the actions on the Consent Calendar.

3. Approval of the February Financial Statements for Acct 115 & Acct 117 were tabled until the April meeting, pending further review.

4. The General and Executive Session Minutes for February 21, 2018 were approved pending the following changes:

5. Executive Minutes regarding Acct C115-02985-2 should reflect the decision was tabled until the March meeting.

6. General Session Minutes should reflect changes to list only account numbers for Lien Resolutions

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**COMMITTEE REPORTS**

Treasurer's Report Annette Merriam reported that the February 2018 financials reflect \$186,370.24 in operating cash, \$1,322,410.91 in reserves, \$103,086.21 in other assets for a total assets of \$1,611,867.36 and current year surplus of \$65,409.01.

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

- 3235 Anne Cr., Window air conditioner installation.

Upon motion duly made and passed, the Board resolved to deny the above application.

Landscape The Board reviewed the MSR reports.  
Upon motion duly made and passed, the Board resolved to approve the following proposals:

- 16456 Bordeaux- add 12 (1) gallon agapanthus
- 16472 Bordeaux- add 12 (1) gallon agapanthus
- 16502 Bordeaux- add 3 (5) gallon pink ladies
- 16506 Bordeaux- add 2 (5) gallon pink ladies

Parking The Board reported that they felt the new parking program was successful.

Grimaud No discussion.

Communications No discussion.

New Committee: Director Wicketts and Director Merriam discussed with the Board the potential to add a New Committee for Maintenance. It would be called a Maintenance Committee. Upon motion duly made and passed, the Board resolved to add a Maintenance Committee to the Association. Management would supply a Charter later to the Committee once formed.

**FINANCIAL STATEMENT**

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

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**HOMEOWNER FORUM**

- 16452 Germain      The homeowner was present and discussed patio deck resurfacing.
- 16597 Tropez      The homeowner was present and discussed issues with patio lighting in the community.
- 16575 Tropez      The homeowner was present and discussed the roofing schedule and proper notice.
- 16541 Tropez      The homeowner was present and discussed the current parking issues.
- 3203 Moritz      The homeowner was present and discussed wanting reimbursement for a previous emergency plumbing repair.
- 3277 Francois      The homeowner was present and discussed the spa at the pool area, the need for more social events for the community and the Guards.
- 3206 Anne Cr.      The homeowner was present and discussed landscaping.
- 16425 Lazarre      The homeowner was present and discussed parking.

**NEW BUSINESS**

- Utility Doors      The Board reviewed the proposal submitted by Spectrum to install new Utility doors and upon motion duly made and passed, the proposal was approved at a cost of \$12,029.00. Door locations are:
- 16528, 16552, 16582 Bordeaux
  - 16343 Grenoble Lane
  - 16379 Martin Lane
  - 3217 and 3253 Moritz Dr.
  - 16497 and 16601 Tropez Lane
- 16547/1655 Tropez  
Deck/Stairs      The Board reviewed the proposal submitted by Spectrum to replace the Deck and Stairs to this unit as they were deteriorated. Upon motion duly made and passed, the Board approved the proposal as submitted.
- Plumbing Repair  
3207 Anne Cr.      The Board tabled this issue.
- Automated Chemical  
Controller      Upon motion duly made and passed, the Board approved the new chemical controller at a cost not to exceed \$1750.00 by One Stop Pool Service.

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- Pool plaster            Upon motion duly made and passed, the Board approved the proposal to have One Stop Pool do the 10-day plaster start up process at a cost not to exceed \$1500.00. This motion was ratified from an earlier emergency decision.
- Pool deck              The Board reviewed the proposal from Zawalski Construction to replace the two wooden decks with composite wood at a cost of \$16,723.00. The Board tabled this proposal pending review of alternative options.
- Pool deck              The Board reviewed the proposal submitted by JS Easterday to concrete portions of the pool area. Upon motion duly made and passed, the Board approved the proposal at a cost not to exceed \$5980.00.
- 3203 Moritz            Upon motion duly made and passed, the Board approved the reimbursement request from the Homeowner for an emergency plumbing repair to his unit.

**NEXT MEETING**      The next meeting was set for Wednesday, April 18, 2018 at 7:00pm.

**ADJOURN**            There being no further business the meeting was adjourned at 9:10 p.m.

**ATTEST**

  
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Board Signature

  
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Board Signature