

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
SPECIAL MEETING OF THE BOARD OF DIRECTORS
April 4, 2015**

NOTICE A special meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Saturday, April 4, 2015 at the association's Main Entrance Courtyard, Huntington Beach, CA.

PRESENT

Directors Present:	Garry Brown Ronald Lee Annette Merriam
Directors Absent:	Chris Gray Robert Sebring
Others Present:	2 homeowners

CALL TO ORDER The meeting was called to order at 10:53AM by Garry Brown, President.

NEW BUSINESS

Moritz building re-roofing The board reviewed a proposal from Lang Roofing to re-roof building #22, a 15-unit building on Moritz Drive. The proposal is for a fixed bid of \$118,450, plus undetermined extra charges for structural components (and sheathing and framing which needs to be replaced due to termite, dry rot or wood rot); any skylights which need to be replaced; any additional vents and caps that need to be installed or replaced; and copper chimney shrouds.

The proposal was unanimously approved by the board. The project will commence immediately after the completion of the Lazare Lane building by mid-April.

Lagoon leaks The board reviewed a proposal by 1Stop Pool Pros to repair three plumbing line leaks in the lagoon's water pumping system. The fountain feature at the end of the lagoon cannot operate until those plumbing line leaks are corrected. The proposal also includes the epoxy sealing of a large leak in the lagoon concrete wall on Tropez which is flooding a tree well. The total proposal is \$1,255.

The proposal was unanimously approved by the board.

Gate openers and ground loops The board reviewed a proposal from Royal Access to replace the four original gate operators (three at main gate and one at Moritz gate) with four new Lift Master operators; install safety bumper

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edge sensors on all four gates; and cut and install new ground loops at all four gates. Total proposal is \$19,240.

The proposal was unanimously approved by the board.

ADJOURN

There being no further business, the meeting was adjourned at 11:09AM.

ATTEST

Board Signature