

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
April 15, 2015**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, April 15, 2015 at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

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

Representing Powerstone: Debbie Evans
Amanda Porter

Others Present: 32 homeowners

CALL TO ORDER The meeting was called to order at 7:02 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 to discuss disciplinary matters, collection issues and personnel matters.

COMMITTEE REPORTS

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

16329 Grenoble – installation of a new patio

16497 Tropez – remove hot tub and patch the front porch, installation of new patio door

3239 Moritz – installation of satellite dish

Upon motion duly made and seconded the Board resolved to approve the applications based on the committee's recommendation.

In addition, the following application was submitted which the committee recommends denial:

16610 Bordeaux – installation of lattice to part of the patio

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

Treasurer's Report Annette Merriam reported that the financials reflect \$141,679.08 in operating cash, \$895,861.06 in reserves, \$18,924.18 in other assets for a total assets of \$1,056,464.32 and a \$66,070.61 current year surplus.

Landscape Catherine Lee provided the landscape report and noted that the drought is a major issue and they are awaiting an irrigation audit from Harvest.

Tree trimming has been completed.

The committee is continuing to work on the contract revisions with Harvest and will be seeking proposals from alternate companies as well.

The Board reviewed the proposal from Harvest Landscape #34818 for planting throughout. The landscape committee recommended approval. Upon motion duly made and seconded the Board approved the proposal in the amount of \$6614.06.

Upon motion duly made and seconded the Board approved the proposal for snail bait application in the amount of \$242.50.

Based on the landscape committee's recommendation, upon motion duly made and seconded the Board appointed the committee member Cynthia Wityak.

Parking Ron Lee reported that the security service is doing parking control and issuing tickets.

Maintenance Chris Gray reported the following:

- Jake Lindenberg is no longer at Broadmoor and a new employee had been hired.
- Railing replacements are underway.
- Stairs and balconies are being repaired and the waterproof coating replaced.
- The awning cleaning has been delayed due to the lift being inoperable.
- The lagoon leak repairs have been approved.
- The pool heater is not working and needs replacement.
- Lights are being repaired in the landscape area

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Upon motion duly made and seconded the Board appointed Robert Holtz to the maintenance committee.

Grimaud No report at this time.

Communications No report at this time.

HOMEOWNER FORUM

16437 Lazare Catherine Lee questioned if the room above the pool area could be used by homeowners and perhaps have a fob installed.

3267 Moritz Mike Carpenter reported that new motors and loops are being installed on all 3 automobile gates

3211 Francois The homeowner was present to suggest that a roofing committee should be formed to work on the roofing replacements and offered to be a part of the committee.

3213 Anne The homeowner from 3213 Anne Circle was present to thank the board for their efforts. In addition, she suggested that the special assessment information was not accurate and that homeowners should be permitted to pay the assessment over time since all roofs are not being re-roofed at the same time. The homeowner also volunteered to be on the roofing committee and the architectural committee. The homeowner reported that the parking patrol cited vehicles that had guest passes.

16492 Bordeaux The homeowner was present to request permission to have a party with a bounce house. In addition, the homeowner noted that she had received a notice from Verizon about Fios that appeared to be bogus.

3211 Anne The homeowner was present to complain about the bird dung at the pool area and requested that the area be power washed more frequently.

16562 Bordeaux The homeowner from 16562 Bordeaux was present to question why the individual garage units were not included in the roofing plan. The Board explained that those buildings would be considered once all residential units were completed.

3243 Moritz The homeowner from 3243 Moritz was present to question the methods of payment available for the special assessment.

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16541 Tropez The homeowner was present to suggest some of the signage throughout the community can be removed. The Board noted that the project is underway.

16597 Tropez The homeowner was present to suggest that roof inspections be implemented for those homeowners requesting satellite dish installations to protect the new roofs. In addition, the homeowner complained about an extended parking pass that was issued to a non-resident.

3271 Moritz The homeowner was present to note that her deck was recently completed and the slope could have been done better.

MINUTES The Board reviewed the minutes of the April 4, 2015 special meeting and March 18, 2015 regular session meeting and upon motion duly made and seconded the Board approved the minutes as submitted.

FINANCIAL STATEMENT Upon motion duly made and seconded the Board approved the March 31, 2015 financial report.

NEW BUSINESS **New Business**

Pool Heater The Board reviewed the proposal to either repair or replace the pool heater. Upon motion duly made and seconded the Board resolved to approve the proposal to replace the heater for a cost of \$3700 provided that the supply lines are also replaced and earthquake straps are included in the price.

Boom Lift The Board reviewed the proposal for additional repairs need to the boom lift. Upon motion duly made and seconded the Board resolved to approve the proposal in the amount of \$1470.06.

Pet Rule The Board reviewed the proposed revision to the pet rules which would prohibit pets in children's playground. Ron Lee made a motion to change the rules to prohibit dogs from the children's playground. The motion died for lack of a second.

Fence/Seawall The Board reviewed the proposal to repair the seawall in locations that the steel rebar is showing through the concrete. Upon motion duly made and seconded the Board approved the proposal from the Dock Company for the seawall portion only for \$3505.

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3237 Moritz The Board reviewed the request from the homeowner at 3237 Moritz for reimbursement of his insurance deductible due to leak from deck above which was repaired by the association. The Board tabled the issue at this time.

Visitor Entry System The Board discussed the current Dwelling Live entry system and reviewed the proposal for GateKey Inc. Upon motion duly made and seconded the Board approved the entry access for Gate Key and resolved to terminate the Dwelling Live contract.

Newsletter Advertising The Board discussed the option of allowing paid advertising in the association's newsletter. The Board noted that volunteers were need for preparation of the newsletter first. The Board tabled the matter.

MANAGEMENT REPORT The Board reviewed the Management Reports.

NEXT MEETING The next meeting was set for Wednesday, May 20, 2015 at 7:00 pm.

ADJOURN There being no further business the meeting was adjourned at 8:40 pm.

ATTEST _____
Board Signature

Board Signature.