

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 17, 2019**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, April 17, 2019 at Calvary Chapel of the Harbour, 16450 Pacific Coast Hwy, Huntington Beach, CA 92649.

PRESENT Directors Present: John Wicketts, President
Kevin Lutke, Vice President
Ron Lee, Secretary
Tony Sellas, Treasurer
Robert Sebring, Director at Large

Directors Absent: None

Representing Powerstone: Danielle Romero, CMCA, AMS

Others Present: Approximately ten (10) homeowners

CALL TO ORDER The meeting was called to order at 6:32 pm by John Wicketts, President.

EXECUTIVE SESSION It was noted that an executive session meeting of the Board of Directors was held earlier at 5:30PM to discuss disciplinary matters, delinquencies and contractual matters.

COMMITTEE REPORTS

Treasurer's Report It was reported that as of month ending March 31, 2019 the financial statement reflects \$131,550.75 in operating cash, \$1,339,814.70 in reserves, \$42,428.54 in other assets for a total assets of \$1,513,793.99 and current year surplus of \$48,447.39.

Architectural Chris Gray reported the following Home Modification Applications and upon motion made, seconded and carried, the Board made the following ruling based upon recommendation:

- 3205 Anne: Replace Windows- approved.

Landscape Upon motion duly made and seconded, the Board approved proposal #68464 for a mainline repair at 16585 Bordeaux at a CNTE \$293.68.

The Board resolved to table proposal #68244 for Carolina Cherry or Bougainvillea installation at 16402 Martin.

Parking No report

Grimaud No report

Communications No report

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FINANCIAL STATEMENTS

Upon motion duly made and seconded the Board resolved to approve the March 31, 2019 Financial Statements for both Broadmoor and Grimaud Associations.

HOMEOWNER FORUM

16445 Lazare The Homeowner was present to discuss flood insurance.

16421 Martin The Homeowner was present to discuss landscape concerns.

MINUTES

Upon motion duly made, seconded and carried, the Board approved the March 20, 2019 Regular session minutes as submitted.

NEW BUSINESS

Fumigation The Board resolved to table this item until the Board can meet with the vendors.

Spectrum
Proposals The Board reviewed various proposals from Spectrum. Upon motion duly made and seconded, the Board decided to take the following actions:

- 16585 Bordeaux: Entry Deck \$15,478.00- approved
- 16552 Bordeaux: Entry Deck \$5,878.00- tabled, management to obtain a proposal to patch fill & reseal the stairs
- 3201/3205 Francois: stairs and landings \$5,866.00 – tabled, management to obtain a proposal to recoat/ seal the deck as needed
- 16432 Martin: Stair/front deck repairs: \$6,288.00- approved
- 3235 Francois: Deck & Stair repairs \$5,876.00– tabled, management to obtain a proposal to recoat/ seal the deck as needed
- 3255 Francois: Deck & Stucco repairs \$9,438.00- approved

Utility Door
Replacement The Board resolved to table this item until an additional bid is received.

Reserve Study
Committee Upon motion duly made and seconded, the Board appointed Director Sellas to the reserve study committee and Director Lee as the liaison to the Board for the committee. The Committee is now comprised of: Director Sellas, Garry Brown, Annette Merriam, and Chris Gray with Ron Lee serving as the Board liaison.

Antis Gutter
Proposal Upon motion duly made and seconded, the Board denied this proposal as the Board is looking into renting a lift to have the maintenance team complete much of the necessary work.

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Discussion Items Pool Furniture: Director Lutke presented suggestions for new pool furniture. The Board resolved to table this proposal until additional information is obtained.

Pool Signage: The Board reviewed a proposal from Sunset Signs for new signage for the community. Upon motion duly made and seconded, the Board approved this proposal at a CNTE \$ 575.00.

Maintenance printer & Tablet: Directors Lutke and Sellas presented a proposal for tablets and a printer for the maintenance team. Upon motion duly made and seconded, the Board approved the purchase of two (2) tablets at a cost of \$85.00 plus tax each and a printer at a cost of \$185.00 plus tax for the maintenance team. Director Sellas will purchase the items and submit invoices for reimbursement.

Concrete Repairs: Director Wicketts presented a proposal for concrete repairs from New Dimensions. Upon motion duly made and seconded, the Board approved option # 2 for 9ft of repairs at a cost of \$3,996.00.

Invoices Upon a motion duly made and seconded, the Board approved payment of invoice #129035 from Harvest for tree trimming in the amount of \$3,835.00.

Upon motion duly made and seconded, the Board approved payment of invoice #15769 from Spectrum for repairs at 16596 Bordeaux in the amount of \$1,944.00.

Homeowner Requests 16461 Germain: Termite repairs have been requested at a CNTE \$1,045.00. Upon motion duly made and seconded, the Board approved the repairs.

Management Reports The Board reviewed the Management reports and had no questions at this time.

NEXT MEETING The next meeting was set for Wednesday, May 15, 2018 at 6:30 pm.

ADJOURN There being no further business the meeting was adjourned at 8:07 PM.

ATTEST

Board Signature

Board Signature