

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 19, 2017**

---

**NOTICE** The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, April 19, 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: 23 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 \$183,302.85 in operating cash, \$1,373,338.56 in reserves, \$39,485.18 in other assets for a total assets of \$1,596,126.59 and current year surplus of \$67,509.73.

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

- 16471 Germian- window replacement.

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

- 16437 Lazare- LED lighting.

Upon motion duly made and seconded the Board resolved to approve the above application based on the committee's

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 19, 2017**

---

recommendation. Director Lee and Grimaud representative abstains.

- 16412 Grimaud- third story addition.

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

Landscape                      The Board reviewed the MSR reports.

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

- Proposal #55287 for plant material installation at 16492 Bordeaux in the amount of \$768.26.
- Proposal #55291 for plant material installation at 16571 Bordeaux in the amount of \$665.66.
- Proposal #55337 for plant material installation at 16471 Tropez in the amount of \$224.94.

Parking                              The Board reviewed the correspondence.

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 March 2017 financial report.

**HOMEOWNER FORUM**

3267 Moritz                      The homeowner was present and discussed the utility doors, patio railings and Moritz palm tree.

16485 Tropez                      The homeowner was present and discussed smoking in the guard house, guard staff parking of motorcycle, and the lagoon.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 19, 2017**

---

3211 Moritz	The homeowner was present and discussed the proposed parking rules.
16471 Germain	The homeowner was present and discussed the roof project and landscape.
16546 Bordeaux	The homeowner was present and discussed the proposed parking rules.
3281 Moritz	The homeowner was present and discussed noise concerns with her upstairs neighbor.
3229 Moritz	The homeowner was present and discussed the proposed parking rules.
3221 Moritz	The homeowner was present and discussed the proposed parking rules.
3291 Francois	The homeowner was present and discussed the proposed parking rules.
16414 Martin	The homeowner was present and discussed converting the tennis court key to a FOB system.
3277 Francois	The homeowner was present and discussed the proposed parking rules.
16381 Martin	The homeowner was present and discussed the proposed parking rules.
16437 Lazare	The homeowner was present and discussed the proposed parking rules.
16547 Tropez	The homeowner was present and discussed the proposed parking rules.

**MINUTES**

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

**OLD BUSINESS**

Martin Staircase      Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Spectrum at a total cost of \$16,478.00 to rebuild the entryway at 1635-16371 Martin. Grimaud representative abstains.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 19, 2017**

---

**NEW BUSINESS**

16415 Lazare      Upon motion duly made and seconded the Board resolved to ratify the emergency approval to complete repairs to the balcony stucco at a total cost of \$848.00. 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 1275905- Building 9 (16526-16552 Bordeaux) extra charges in the amount of \$41,427.30
- Invoice 1275908- Building 9 (16526-16552 Bordeaux) chimney caps and structures in the amount of \$13,630.00.
- Invoice 1275906- Building 9 (16526-16552 Bordeaux) skylights at 16550Bordeaux in the amount of \$1,070.00.

Lien Resolution      Upon motion duly made and seconded the Board resolved to record a lien against account C115-02985-02. Grimaud representative abstains.

Pool Deck Proposal This item was tabled to the May meeting.

Reserve Study Proposal

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Association Reserves to complete the 2018 FYE reserve study at a total cost of \$1,130.00. Grimaud representative abstains.

1Stop Pool Requests

Upon motion duly made and seconded the Board resolved to approve the proposals to complete the spa maintenance at a total cost of \$400.00 and heater maintenance at a total cost of \$380.00 pending Director Lee's review. Grimaud representative abstains.

Family Area Lawn Furniture

This item was tabled to the May meeting.

Homeowner Request

This item was tabled to the May meeting.

Management Report

The Board reviewed the Management Reports.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 19, 2017**

---

Correspondence    The Board reviewed the correspondence.

**NEXT MEETING**    The next meeting was set for Wednesday, May 17, 2017 at 7:00pm.

**ADJOURN**        There being no further business the meeting was adjourned at 8:06pm.

**ATTEST**

\_\_\_\_\_  
Board Signature

\_\_\_\_\_  
Board Signature