

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 19, 2019**

---

**NOTICE** The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, June 19, 2019 at Calvary Chapel of the Harbour, 16450 Pacific Coast Hwy, Huntington Beach, CA 92649.

**PRESENT** Directors Present: John Wicketts, President  
Ron Lee, Secretary  
Tony Sellas, Treasurer

Directors Absent: Kevin Lutke, Vice President  
Robert Sebring, Director at Large

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 April 30, 2019 the financial statement reflects \$123,677.08 in operating cash, \$1,423,696.21 in reserves, \$41,062.08 in other assets for a total assets of \$1,588,435.37 and current year surplus of \$34,864.13.

**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:

- 3261 Moritz: elevator installation, enclosure of deck area adjacent to the dedicated stairwell, expansion of master bedroom by adding windows to the balcony in master, A/C installation, direct TV dish installation, window addition to bedroom adjacent to the elevator- all approved pending completion of the indemnity agreement. It should be noted that a \$150.00 dish fee and \$750.00 for the indemnity agreement have been received.
- 16345 Grenoble: window and patio door replacement- approved.

**Landscape** Committee Chair, Catherine Lee, gave a report on the landscape as well as updates on proposals.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 19, 2019**

---

Upon motion duly made and seconded, the Board took the following actions on the below items:

- Proposal #70308 for roses at the entry- tabled.
- Proposal #70305 for exit gate landscape- tabled.
- Proposal #70311 for removal of flax and installation of powder puff and iceberg roses at 16575 Tropez- revised bid approved at a CNTE \$369.48.
- Tree removals from Jimmies Tree Service- Approved at a CNTE \$4,650.00.
- Addition of Chi Mendelson to the landscape committee- Approved.
- Addition of a fountain and palms to the exit gate- tabled.

Parking                      No report

Grimaud                      No report

Communications      Upon motion duly made and seconded the Board resolved to offer a \$5.00 discount to those who pay in advance to advertise in the newsletter for 6 months and a \$10.00 discount for twelve months.

**FINANCIAL STATEMENTS**

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

**HOMEOWNER FORUM**

16485 Tropez              The Homeowner was present to thank the board for not spending on the pool party and concerns with the “fire stick” plants in the community.

16339 Grenoble              The Homeowner was present to discuss the termite schedule.

16541 Tropez              The Homeowner was present to discuss benches and rusted nails in the bridges.

**MINUTES**

Upon motion duly made, seconded and carried, the Board approved the May 15, 2019 Regular session minutes as submitted.

**NEW BUSINESS**

Spectrum  
Proposals

The Board reviewed proposals from Spectrum. The Board resolved to deny all the proposals.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**JUNE 19, 2019**

---

	Furthermore, the Board would like Canyon Rim to bid on the work at 3193 Anne. Upon motion duly made and seconded, the Board agreed to approve this work if completed for \$2,178.
Draft Reserve Study	The Board reviewed the draft study and funding recommendations as presented by Annette Merriam. Upon motion duly made and seconded the Board resolved to table the study until the final is received and to move forward with funding accounts as recommended by Annette Merriam.
2018 Draft Audit	The Board reviewed the 2018 Draft Audit. Upon motion duly made and seconded the Board approved the audit as prepared.
2019 Audit & Tax Preparation	The Board reviewed a proposal for tax and audit preparation by Inouye, Shivley, and Klatt. Upon motion duly made and seconded the Board approved preparation if the vendor will complete for \$1,100.00.
Pickleball Supplies	The Board discussed the need for pickleball supplies. Upon motion duly made and seconded, the Board approve purchase of 2 nets, a waterproof storage bin, a water broom, racquets and balls at a CNTE \$1,200.00. Director Lee will purchase the items and submit for reimbursement.
Pool Furniture	The Board reviewed pricing for new pool area furniture. The Board resolved to table this until a future date.
Concrete Grinder	The Board reviewed options for concrete grinders. Upon motion duly made and seconded, the Board approved purchase of a grinder at a CNTE \$4,490.00 plus tax and shipping if applicable.
Electric Time Card	The Board reviewed options for a time card machine for the maintenance office. Upon motion duly made and seconded, the Board approved purchase of a time card machine at a CNTE \$200.00.
Seating Area	The Board discussed adding a sitting area in the common area at the end of Grimaud. No action was taken at this time as more details are needed.
Homeowner Request	The Board reviewed a request from 3257 Moritz for reimbursement for a plumbing issue. Upon motion duly made and seconded, the Board resolved to deny this request and recommend that the owners work it out. Management is able to assist in coordination between the owners if necessary.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 19, 2019**

---

Management  
Reports

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

**NEXT MEETING**

The next meeting was set for Wednesday, July 17, 2018 at 6:30 pm.

**ADJOURN**

There being no further business the meeting was adjourned at 8:12 PM.

**ATTEST**

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

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