

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
June 20, 2018**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, June 20, 2018 at Calvary Chapel of the Harbour, 16450 Pacific Coast Hwy, Huntington Beach, CA 92649.

PRESENT Directors Present: Garry Brown, President
John Wicketts, V. President
Annette Merriam, Treasurer
Robert Sebring, Director at Large

Directors Absent: Ron Lee, Secretary

Representing Powerstone: Debbie Evans

Others Present: Several Homeowners

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

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

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that as of month ending May 31, 2018 the financial statement reflects \$264,159.72 in operating cash, \$1,339,577.63 in reserves, \$50,475.65 in other assets for a total assets of \$1,654,213.00 and current year surplus of \$38,574.83

Architectural Chris Gray reported the following Home Modification Applications as follows and upon motion made, seconded and carried, the Board made the following rulings based upon recommendation:
16341 Grenoble – replace windows with retrofit windows and dark bronze frame color - approve
3235 Anne Circle – installation of air conditioning unit – denied pending receipt of payment of \$100 fee for lattice work.

Landscape The Board reviewed the MSR reports. Upon motion duly made and seconded the Board resolved to approve the following proposals from Harvest:

Proposal #62889 – 16562 Bordeaux: \$742.50
Proposal #62730 – 16552 Bordeaux: \$152.00
Proposal #62938 – plant material by steps: \$56.24
Proposal #62731 – 16560 Bordeaux: \$380.50

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Proposal #62735 – 16582 Bordeaux: \$337.44
Proposal #62729 – 16550 Bordeaux: \$1043.00
Proposal #62733 – New Zealand Tree \$\$382.54
Proposal #62736 – 16610 Bordeaux: \$104
Proposal #62740 – 16430 Martin: \$248
Proposal #62742 – Garage areas on Martin \$100

Upon motion duly made and seconded the Board approved the following Harvest invoices for payment:

#113143 in the amount of \$175
#113335 in the amount of \$83.75
#114268 in the amount of \$56.80
#96932 in the amount of \$70.00
#114074 in the amount of \$450 (homeowner agreed to pay half)

Parking The Board reviewed the parking letters that were sent.

Grimaud No report

Communications No report

FINANCIAL STATEMENTS

Upon motion duly made and seconded the Board resolved to approve the May 31, 2018 Financial Statements for both Broadmoor and Grimaud Associations. Several questions were posed by the Treasurer and noted as follows:

HOMEOWNER FORUM

16485 Tropez The homeowner was present to question the amount paid to Debra Mazer for the settlement of the lawsuit. The Board noted that such settlement was handled through the insurance carrier and may have been subject to a confidentiality agreement.

3299 Moritz The homeowner questioned the installation of umbrellas at the pool.

16527 Tropez The homeowner questioned the height of the new bridge.

16541 Tropez The homeowner noted that the community is looking much better with the recent plantings. The homeowner noted that birds are causing a mess on many of the areas and should be pressure washed more often.

16447 Germain The homeowner was present to complain about the community garage sale and the liability posed to the association.

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3277 Francois The homeowner from 3277 Francois was present to complain about the website and the dated appearance and suggested a nicer website could be crafted. In addition, the homeowner complained about the rule that requires vehicles to fit in the garage.

3235 Anne Circle The homeowner from 3235 Anne Circle was present to question how to submit the payment for the home modification requests.

MINUTES Upon motion made, seconded and carried, the Board approved the May 16, 2018 Regular session minutes as submitted. Garry Brown abstained.

NEW BUSINESS

Budget Draft The Board reviewed the 2018-19 Budget Draft prepared by management and the reserve study. Upon motion duly made and seconded the Board approved the draft budget with a \$19 increase to \$425 per unit per month. The Grimaud will remain at the current rate.

Grimaud Expenses The Board noted that 8.27% of the Pro-Pipe invoices should be allocated to Grimaud. Management to apply the percentage accordingly to the \$1450 amount.

Gate Repair The Board reviewed the proposals for the repair of the Peter's Landing gate wheels and photo eye replacement. The Board tabled the issue pending receipt of an additional proposal.

Utility Door The Board reviewed the proposal from Spectrum Property Services for the replacement of utility doors at 16381 Martin. Upon motion duly made and seconded the Board approved the proposal in the amount of \$2683.

Palm Tree Trim The Board reviewed the proposals to trim the palm trees throughout the community. The Board requested that the Landscape Committee review the tree trimming proposals and provide a recommendation.

16592 Bordeaux The Board reviewed the request from the homeowner for reimbursement of plumbing expenses due to tree roots in the line. It was noted that an invoice was not provided. Management noted that an invoice needs to be submitted.

Spa Repairs The Board reviewed the proposal for the repair to the decking around the spa area. Upon motion duly made and seconded the Board resolved to approve the proposal from Triple C Concrete Design for a cost of \$4756.

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Spa Heater Repair The Board reviewed the proposal from One Stop Pool Pros for the replacement of the spa heater ignitor and blower. Upon motion duly made and seconded the Board approved the proposal in the amount of \$945.

Entryway Bridge The Board reviewed the proposal from New Dimension General Construction for the repair of the entryway bridge. Upon motion duly made and seconded the Board tabled the proposal pending information from the insurance claim.

Hillcrest Cons The Board reviewed the invoice from Hillcrest Construction for the installation of mailboxes. Upon motion duly made and seconded the Board approved payment to Hillcrest in the amount of \$2802 and \$650.

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 11, 2018 at 6:30 pm.

ADJOURN There being no further business the meeting was adjourned at 7:30 p.m.

ATTEST

Board Signature

Board Signature