

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

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, July 19, 2017, at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

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

Directors Absent: N/A

Representing Powerstone: Amanda Porter

Others Present: 17 Homeowners

CALL TO ORDER The meeting was called to order at 7:04 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 \$223,014.55 in operating cash, \$1,182,973.46 in reserves, \$39,934.92 in other assets for a total assets of \$1,445,992.93 and current year surplus of \$114,278.90.

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

- 16462 Grimaud- replacement of front gate.
- 16412 Grimaud- third story replacement- denied.
- 16412 Grimaud- pool installation- denied.

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

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Landscape	The Board reviewed the MSR reports. Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Harvest to install plants at 16462 Martin Lane at a total cost of \$1800.00.
Parking	The Board reviewed the correspondence.
Grimaud	No discussion.
Communications	No discussion.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the June 2017 financial report.

HOMEOWNER FORUM

16485 Tropez	The homeowner was present and discussed concerns with the lagoon, parking and garage audits, oil leaks from a neighbor car.
16547 Tropez	The homeowner was present and discussed parking concerns.
16541 Tropez	The homeowner was present and discussed lagoon maintenance and parking sign concerns.
16511 Tropez	The homeowner was present and discussed concerns with lagoon maintenance, installation of railings, and step repairs.
3251 Moritz	The homeowner was present and discussed concerns with dogs off leash and the proposed smoking rule.
3221 Moritz	The homeowner was present and discussed concerns with more details included in the minutes and agenda.
16345 Grenoble	The homeowner was present and discussed roofing.

MINUTES

The Board reviewed the minutes of June 21, 2017 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as presented.

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OLD BUSINESS

Parking Rule Change

Upon motion duly made and seconded the Board approved adopting the following parking rule changes:

1. **Maximum number of outside decals.** The maximum number of outside parking decals issued per unit shall be limited to two.
2. **Vehicle deemed to fit inside garage.** Any vehicle (a) 12" or less in length than the distance measured from the original garage parking post to the inside of the garage door (or, in the absence of a parking post, 18" or less in length than the distance from the original interior garage wall to the inside of the garage door) and (b) 78" or less in height shall be deemed to fit inside the garage and shall only be eligible for an inside parking decal.
3. **Garage space available.** A vehicle will not be issued an inside parking decal if the garage has storage items which prevents that vehicle from being parked in the garage (unless that vehicle can be parked on the apron).
4. **Motorcycle equivalent.** In order to qualify as the equivalent of one inside vehicle, the parking of two motorcycles must be shown to be the primary purpose for the space occupied by the motorcycles, i.e., the resident must show that a vehicle can otherwise park in the garage space occupied by the two motorcycles.
5. **Oversized or third vehicle.** If a resident's oversized vehicle or third vehicle will fit on the unit's apron, either diagonally or straight in, such vehicle shall only be eligible for an inside decal (and shall not be eligible for an outside decal).
6. **Vehicles not eligible for outside decals.** In addition to all other provisions in the CC&Rs and association rules, the following types of vehicles shall not be eligible for an outside decal and shall be prohibited from parking in the common area (except for temporary loading and unloading):
 - a. Any vehicle which exceeds 232 inches in length OR 78 inches in height (ex: any vehicle larger than the standard dimensions of the Ford F350 pickup).
 - b. Any vehicle with more than two axles or more than two wheels per axle.
 - c. Passenger pick-up trucks currently decalated and registered under the association's parking control system (GateKey) as of July 19, 2017, which exceed the vehicle length limit of 232 inches, are eligible for an exemption.

Family Area Lawn Furniture

This Board discussed adding furniture to the family lawn area and Director Lee will obtain proposals for review at the August meeting.

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NEW BUSINESS

Enforcement Policy Rule Change

Upon motion duly made and seconded the Board resolved to adopt the proposed rules as written.

Lien Resolution

Upon motion duly made and seconded the Board resolved to approve the resolution to record a lien against Acct #C115-02985-2.

2017-2018 Reserve Study

Upon motion duly made and seconded the Board resolved to approve the reserve study as prepared by Association Reserves with a monthly funding of \$35,600.00.

2017-2018 FYE Budget

Upon motion duly made and seconded the Board resolved to approve the budget as presented with a monthly assessment of \$406.00 which represents no increase.

Mailbox Proposal

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Hillcrest Construction at a total cost of \$2,573.00.

Lagoon Maintenance

The Board discussed the lagoon maintenance.

Homeowner Request

Upon motion duly made and seconded the Board resolved to approve the POD for three days and estate sale.

Management Report

The Board reviewed the Management Reports.

Correspondence

The Board reviewed the correspondence.

NEXT MEETING

The next meeting was set for Wednesday, July 19, 2017 at 7:00pm.

ADJOURN

There being no further business the meeting was adjourned at 8:46pm.

ATTEST

Board Signature

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Board Signature