

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
August 15, 2018**

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**NOTICE** The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, August 15, 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  
Ron Lee, Secretary  
Annette Merriam, Treasurer  
Robert Sebring, Director at Large

Directors Absent: None

Representing Powerstone: Danielle Romero

Others Present: Approximately twelve (12) homeowners

**CALL TO ORDER** The meeting was called to order at 6:37 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 July 31, 2018 the financial statement reflects \$273,733.91 in operating cash, \$1,150,655.13 in reserves, \$38,461.44 in other assets for a total assets of \$1,462,850.48 and current year surplus of \$46,931.17.

Furthermore, Upon motion duly made and seconded the Board approved a motion to transfer the prior years surplus of \$133,287.99 to the reserves with \$20,000 to the pool reserves and the balance to reserve G/L #3048. The reserve interest from Reserve G/L #3010 should also be moved to reserve G/L #3048.

**Architectural** Ron Lee reported the following Home Modification Applications as follows and upon motion made, seconded and carried, the Board made the following rulings based upon recommendation:

- 3226 Anne Cir: A/C installation- approved.
- 16521 Tropez: A/C installation- approved under the condition that the unit is placed behind the bushes in the front of the unit and as close to the unit's front patio as possible.
- 16472 Bordeaux: Sliding window installation- approved.
- 16502 Grimaud: Replacement of the driveway with stained concrete diamonds- approved.

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Landscape	The Board reviewed the report as presented by the landscape committee. Upon motion duly made and seconded the Board approved palm tree trimming in the community by Harvest at a cost of \$1,200 for 30 trees.
Parking	No report
Grimaud	No report
Communications	No report

**FINANCIAL STATEMENTS**

Upon motion duly made and seconded the Board resolved to approve the July 31, 2018 Financial Statements for both Broadmoor and Grimaud Associations.

**HOMEOWNER FORUM**

3267 Moritz	The homeowner was present to share concerns about guests getting 7-day parking passes.
16521 Tropez	The homeowner was present to see if their architectural application was approved.
3211 Moritz	The homeowner was present with questions about maintenance in the community including awning cleaning.
16576 Bordeaux	The homeowner was present with questions about maintenance including the bridges and concrete around the lagoon covered in bird poop.

**MINUTES**

Upon motion duly made, seconded and carried, the Board approved the July 26, 2018 Regular session minutes as submitted.

**NEW BUSINESS**

In House Legal  
Counsel  
Announcement

The Board reviewed the letter from Powerstone, no action was taken.

Prendiville  
Earthquake

Insurance Renewal The Board reviewed the proposal for earthquake insurance renewal. Upon a motion duly made and seconded the Board approved the proposal in the amount of \$38,176.00.

Lang Invoices

The Board reviewed the Lang invoices as listed:

- Building #19 Extras, Invoice #1276847 \$35,315.45

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- Building #19 Extras, Invoice #1276849 \$14,511.50
- Building #19 Extras, Invoice #1276850 \$2,910.00
- Building #19 Base Bid, Invoice #1276831 \$67,580.00
- Building #4, Base Bid, Invoice #1276855 \$85,530.00

Upon motion duly made and seconded the Board approved payment to Lang Roofing in the amounts listed above.

**Management  
Reports**

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

**NEXT MEETING**

The next meeting was set for Wednesday, September 19, 2018 at 6:30 pm.

**ADJOURN**

There being no further business the meeting was adjourned at 7:16PM.

**ATTEST**

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Board Signature

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Board Signature