

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
January 15, 2014**

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**NOTICE** The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, January 15, 2014 at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

**PRESENT** Directors Present: Ron Lee  
Jim Parrot  
Robert Sebring  
Ellen Orange  
Carlos Bosio

Representing Powerstone: Debbie Evans

Others Present: 10 homeowners

**CALL TO ORDER** The meeting was called to order at 7:02 pm by Jim Parrott, President.

**COMMITTEE REPORTS**

Publicity/Recreation No report at this time.

Architectural Chris Gray from the Architectural Committee reported that two applications were submitted:

3261 Moritz – repair patio deck area surface

16351 Grenoble – window replacement

Upon motion duly made and seconded the Board approved the applications.

The Board requested that the architectural committee further review the patio deck area surface to be certain the repair is done correctly. Chris Gray agreed to contact the homeowner.

Treasurer's Report Management reported that the financials reflect \$93,646.28 in operating cash, \$784,791.17 in reserves, \$14,089.87 in other assets for a total assets of \$892,527.32 and a \$14,242.43 current year surplus.

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Landscape	<p>Mike Carpenter was present to report on landscape issues.</p> <p>The Landscape Committee recommended approval of the Harvest Proposal 25592 for planting and irrigation throughout the front area. Upon motion duly made and seconded the Board approved the proposal in the amount of \$4619.74. Robert Sebring abstained.</p> <p>Mike Carpenter discussed the Irrigation Renovation Program which would be an extensive program to improve the current irrigation system and save water. Upon motion duly made and seconded the Board approved the proposal to start the project in the amount of \$27,303.99. Robert Sebring abstained.</p>
Parking	<p>No report at this time.</p>
Maintenance	<p>Carlos Bosio noted there is no report at this time.</p>
Grimaud	<p>No report at this time.</p>
Communications	<p>Ron Lee reported that a new updated website has been launched which includes automatic alerts for various items.</p>
Pool	<p>No report at this time.</p>
<b>HOMEOWNER</b>	<b>FORUM</b>
16430 Martin	<p>The homeowner was present to question who is responsible for training the association employees. The Board confirmed that they are responsible for training and are working on safety issues. The homeowner offered to provide training manuals if needed.</p>
3243 Moritz	<p>The homeowner was present to report that the land line phone service to her unit has been out for 3 months and may be due to the recent construction at their building.</p>
3237 Moritz	<p>The homeowner from 3237 Moritz was present to report that additional damage to flashing had been found at his unit and that the drain had been covered with stucco causing additional damage. The Board requested that his contractor itemize the additional damages.</p>
3229 Moritz	<p>The homeowner from 3229 Moritz was present to object to the recent parking rules that were adopted.</p>

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The homeowner also questioned the maintenance responsibility for plumbing related issues.

**MINUTES**

The Board reviewed the minutes of the December 18, 2013 regular session meeting and upon motion duly made and seconded the Board approved the minutes as submitted.

**FINANCIAL  
STATEMENT**

Upon motion duly made and seconded the Board approved the December 31, 2013 financial report.

**NEW BUSINESS    New Business**

Insurance Renewal    Upon motion duly made and seconded the Board approved the insurance renewal proposal from Prendiville Insurance for an annual premium of \$35,154.

Lien Resolution  
#C115-01746-1

Upon motion duly made and seconded the Board resolved to file a lien against the delinquent account #C115-01746-1.

Roof Proposal  
16477 Tropez

The Board reviewed the proposal for roof repair at 16477 Tropez and upon motion duly made and seconded approved the proposal in the amount of \$1735. Jim Parrott abstained.

Inspection  
Procedures

The Board reviewed the correspondence from Mike Carpenter regarding inspection procedures and agreed to table the issue.

Reserve Study

The Board reviewed the reserve study proposals and based on the recommendation of the ad hoc reserve study committee and upon motion duly made and seconded the Board approved the proposal in the amount of \$2000 for a full on-site study.

**MANAGEMENT  
REPORT**

The Board reviewed the Management Reports.

**NEXT MEETING**

The next meeting was set for Wednesday, February 19, 2014 at 7:00 pm.

**ADJOURN**

There being no further business the meeting was adjourned at 7:55 pm.