

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
October 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 Monday, October 15, 2014 at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

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

Directors Absent: Tess Kippert

Representing Powerstone: Debbie Evans

Others Present: 24 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 applications were submitted as follows:

16349 Grenoble – request for new sliding door.

16329 Grenoble – request for new sliding doors and windows.

The committee recommended approval. Upon motion duly made and seconded the Board approved the application.

Treasurer's Report Management reported that the financials reflect \$100,907.44 in operating cash, \$829,987.99 in reserves, \$19,090.39 in other assets for a total assets of \$949,985.82 and a \$14,449.34 current year surplus.

Landscape Cathy Lee reported on landscape issues.

Upon motion duly made and seconded the Board resolved to approve the following proposals:

- Proposal #32618 for Irrigation Repair in the amount of \$595.13

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- Proposal #31994 for planting at the main entrance in the amount of \$748
- Proposal #32003 for tree trimming up to \$5000
- Proposal #31939 for removing and replacing dead bougainvillea throughout for a cost of \$1575.

Parking No report at this time.

Maintenance Chris Gray reported that the lights were finally repaired on Bordeaux.

Grimaud No report at this time.

Communications No report at this time.

Pool No report at this time.

**HOMEOWNER FORUM**

16476 Germain The homeowner was present to complain about the rule of no children under 14 at the pool and requested that it be reconsidered.

3285 Moritz The homeowner was present to complain about a mini-cooper parked on Grimaud.

16511 Tropez The homeowner was present to question who is responsible for filling the water in the lagoon as it has overflowed a few times. The Board noted that the maintenance crew is responsible.

16414 Martin The homeowner was present to question the status of the roofing issues and to present concerns regarding the Lang Report that was prepared. The homeowner requested that the meeting dates be posted.

16495 Tropez The homeowner was present to question the status of his request for documents related to the lagoon. The Board explained that some of the documents and information requested does not exist.

16576 Bordeaux The homeowner from 16576 Bordeaux was present to express concern over the roofing project.

16527 Tropez The homeowner was present to complain about the camera crews in the community recently. The Board explained that the crews were permitted to come into the community.

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16430 Martin      The homeowner from 16430 Martin was present to question whether the employees received any safety training. In addition, the homeowner complained about the speeders within the community. The homeowner suggested additional security within the community.

16575 Bordeaux      The homeowner from 16575 Bordeaux was present to express concern regarding the roof replacement/repair issue.

16485 Tropez      The homeowner was present to discuss the reserve study and reported that the roofing issue was studied carefully. In addition, the lagoon project was studied carefully by the Board and appropriate action was taken to correct the issues at the lagoon.

16437 Lazare      The homeowner was present to question if the proposals that were received were apples to apples proposals. The Board confirmed that they were apples to apples.

Cathy Lynn      The homeowner was present to suggest that the roofs be tuned up and maintained instead of replaced. The homeowner questioned when the reserve study would be updated to be more accurate. The Board explained that the reserve study committee is working on revisions to the study.

**MINUTES**      The Board reviewed the minutes of the September 17, 2014 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 September 30, 2014 financial report.

**NEW BUSINESS**      **New Business**

**Roof Replacement**      The Board reviewed the roof analysis prepared by the maintenance committee and the reserve study committee. After considerable discussion, upon motion duly made and seconded the Board approved the proposal from Lang Roofing to re-roof building #11 (16490-16516 Bordeaux) for a cost of \$62,580.

**Lift Repair**      The Board reviewed the proposal to repair the boom lift and upon motion duly made and seconded the Board resolved to approve the proposal from So Cal Equipment Repair in the amount of \$7405.06. The Board encouraged the repairs to be done on site.

**Committees**      Upon motion duly made and seconded the Board resolved to disband the pool committee and publicity and recreation committee.

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**MANAGEMENT  
REPORT**

The Board reviewed the Management Reports.

**ADJOURN**

There being no further business the meeting was adjourned at 8:00 pm.

**NEXT MEETING**

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

**ADJOURN**

There being no further business the meeting was adjourned at 8:30 pm.

**ATTEST**

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Board Signature

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Board Signature.

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