

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 17, 2018**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, October 17, 2018 at Calvary Chapel of the Harbour, 16450 Pacific Coast Hwy, Huntington Beach, CA 92649.

PRESENT Directors Present: John Wicketts, V. President
Ron Lee, Secretary
Annette Merriam, Treasurer
Robert Sebring, Director at Large

Directors Absent: Garry Brown, President

Representing Powerstone: Danielle Romero

Others Present: Approximately ten (10) homeowners

CALL TO ORDER The meeting was called to order at 6:31 pm by John Wicketts, Vice 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 September 30, 2018 the financial statement reflects \$46,029.71 in operating cash, \$1,1,261,885.92 in reserves, \$72,582.99 in other assets for a total assets of \$1,580,498.62 and current year surplus of \$7,401.05.

Architectural Chris Gray reported the following Home Modification Application and upon motion made, seconded and carried, the Board made the following ruling based upon recommendation:

- 3205 Anne: Replace garage door panels-Approved.

Landscape The Board reviewed the report as presented by the landscape committee. Upon motion duly made and seconded the Board approved proposal # 66159 for installation of three (3) 15-gal Pittosporum Tobira to be completed by Harvest at a cost of \$225.00.

Parking No report

Grimaud No report

Communications No report

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FINANCIAL STATEMENTS

Upon motion duly made and seconded the Board resolved to approve the September 30, 2018 Financial Statements for both Broadmoor and Grimaud Associations.

HOMEOWNER FORUM

- 3203 Moritz The homeowner was present to discuss his insurance claim, the Board invited him to stay and discuss during executive session.
- 16337 Grenoble The homeowner was present to request planting on the Grenoble/Francois corner. The landscape committee informed her that they are working on this.
- 16541 Tropez The homeowner was present to discuss various community lighting concerns.
- 16437 Lazare The homeowner was present to discuss issues with the ducks and lighting.

MINUTES

Upon motion duly made, seconded and carried, the Board approved the September 19, 2018 Regular session minutes as submitted.

NEW BUSINESS

Legal Counsel
Proposals

The Board reviewed the legal counsel proposals. Upon a motion duly made and seconded the Board approved the proposal from Berding Weil for legal representation provided that they provide the PDF and word or word-perfect versions of all indemnity agreements.

Spa Coating
Proposal

The Board reviewed a proposal from Canyon Rim Construction for coating the area around the spa. Upon a motion duly made and seconded the Board approved the proposal at a cost of \$2,858.00 provided that Director Merriam meet with the vendor first to confirm the scope of work.

Observatory Deck

The Board reviewed a proposal from Emericks for gate, fence, and camera door cover at the observatory deck. The Board resolved to table this item.

Lang Garage
Roofing
Proposal

The Board reviewed Lang's proposal for garage door re-roofing. Upon a motion duly made and seconded the Board denied the

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proposal and determined that they would utilize this for budgeting purposes only.

Harvest Updated
Contract

The Board reviewed the updated contract proposed by Harvest. The Board resolved to table this item and to obtain additional bids.

Spa Maintenance

The Board reviewed the proposal from One Stop Pools to complete spa maintenance at a cost of \$400. Upon a motion duly made and seconded the Board approved the proposal.

Lang Invoice

The Board reviewed the Lang invoices below:

- Invoice #12768672: Building #4 Skylights, \$6,232.00
- Invoice #1276871: Building #4 Extras. \$58,343.35

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

Gahnal Lumber
Invoice

The Board reviewed the \$2,964.25 invoice from Gahnal Lumber. Upon a motion duly made and seconded the Board approved the invoice.

Twin Invoice

The Board reviewed the revised Twin Construction invoice. The Board resolved to table this and have management resend Twin the letter regarding payment.

Emericks Invoice

The Board reviewed Invoice# 002875 from Emericks for railings. Upon a motion duly made and seconded the Board approved payment of the invoice provided Chris Gray confirms completion of the work.

Management
Reports

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

NEXT MEETING

The next meeting was set for Wednesday, November 28, 2018 at 6:30 pm.

ADJOURN

There being no further business the meeting was adjourned at 7:45PM.

ATTEST

Board Signature

Board Signature