

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 19, 2016**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, October 19, 2016, at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

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

Directors Absent: N/A

Representing Powerstone: Amanda Porter

Others Present: 8 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, and personnel matters.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that the financials reflect \$121,310.21 in operating cash, \$1,355,579.40 in reserves, \$51,336.67 in other assets for a total assets of \$1,528,226.28 and \$9,938.05 current year surplus.

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

- 3226 Anne – Replacement of all windows.
- 16514 Bordeaux – Utility door rain diverter color change.
- 16351 Grenoble – Replace entrance door and window.
- 3203 Moritz – Replacement of all windows.

Upon motion duly made and seconded the Board resolved to approve the above applications based on the committee's recommendation. Grimaud representative abstains.

Landscape The Board reviewed the MSR reports.

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Parking	The Board reviewed the correspondence.
Maintenance	Upon motion duly made and seconded, with the Grimaud representative abstaining, the Board resolved to dissolve the maintenance committee.
Grimaud	No discussion.
Communications	No discussion.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the September 2016 financial report.

HOMEOWNER FORUM

16476 Bordeaux	The homeowner was present and discussed concerns with his rain gutter.
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MINUTES

The Board reviewed the minutes of September 21, 2016 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as presented.

OLD BUSINESS

Spa Filter	Upon motion duly made and seconded the Board resolved to approve a cost not to exceed \$1,600.00 to replace the spa filter with the vendor to be determined. Grimaud representative abstains.
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NEW BUSINESS

Lang Invoices	Upon motion duly made and seconded the Board resolved to approve the following invoices. Grimaud representative abstains. <ul style="list-style-type: none">• Invoice 1275202 in the amount of \$27,084.90 for extra billings at 16452-16478 Bordeaux.• Invoice 1275203 in the amount of \$15,484.80 for chimney replacements and chimney caps at 16452-16478 Bordeaux.
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Insurance Inspection	Upon motion duly made and seconded the Board resolved to table the matter for further review. Grimaud representative abstains.
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Solar Pool Heating	This item was tabled until the next month for further review.
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Homeowner Request

The Board reviewed the request from the homeowner at 3191 Moritz to install a safety mirror and/or stop sign at the Moritz corner and the Board tabled this matter to be reviewed at the next walk.

Homeowner Request

Upon motion duly made and seconded the Board resolved to have the maintenance team power wash the street by 3212 Anne.

Planting Policy

The plants in question have been addressed so a policy was not implemented.

Hose Bib Policy

A policy was not implemented but hose bibs cannot be added to the doors.

Management Report

The Board reviewed the Management Reports.

Correspondence

The Board reviewed the correspondence.

NEXT MEETING

The next meeting was set for Wednesday, November 16, 2016 at 7:00 pm.

ADJOURN

There being no further business the meeting was adjourned at 7:48pm.

ATTEST

Board Signature

Board Signature