

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 21, 2015**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, October 21, 2015, at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

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

Directors Absent: N/A

Representing Powerstone: Amanda Porter

Others Present: 16 Homeowners

CALL TO ORDER The meeting was called to order at 7:07 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, reimbursement requests, personnel matters, and policies.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that the financials reflect \$167,639.53 in operating cash, \$782,006.38 in reserves, \$36,297.33 in other assets for a total assets of \$985,943.24 and a \$14,213.03 current year surplus.

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

16335 Grenoble- remove and replace patio sliding glass door and master bedroom window.

16331 Grenoble- satellite dish installation.

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

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- Landscape The Board reviewed the proposal #41560 from Harvest Landscape to remove three trees at 3234 Anne at a total cost of \$1,500.00. The landscape committee recommended approval. Upon motion duly made and seconded the Board resolved to approve the proposal. Grimaud representative abstains.
- The Board reviewed the proposal #41559 from Harvest Landscape community wide concrete repairs at a total cost of \$5,580.00. The Board denied the proposal from Harvest and upon motion duly made and seconded the Board resolved to approve the proposal prepared by Show and Tell at a total cost of \$3,465.00 with the payment to be expensed from the maintenance budget and work to be done before the tree removal. Grimaud representative abstains.
- The Board reviewed the MSR reports.
- Parking The Board reviewed the correspondence.
- Maintenance Chris Gray reported the following:
- Proposals for different options of replacing the shepherd's hooks on the perimeter fencing are being obtained.
 - Proposals are being obtained to replace ground lights along the sidewalk and bridge. The committee has discovered that the wiring needs to be replaced and have decided to replace the lights with LED lights since the wiring needs to be replaced.
 - First batch of new awnings will be delivered by October 31st and installation will begin once received.
 - In preparation for El Nino maintenance is inspecting all drains to ensure proper drainage.
- Grimaud No discussion.
- Communications Upon motion duly made and seconded the Board resolved to ratify the approval to purchase a monitor for the guard house at a total cost of \$125.00.

HOMEOWNERFORUM

- 3283 Moritz The homeowner was present and discussed their concern for the charge of \$1,690.00 to repair and waterproof the exclusive use patio.

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- 3285 Moritz The homeowner was present and discussed their concern for the charge of \$180.00 for the removal of their tile removal.
- 3243 Moritz The homeowner was present and discussed her concern with the landscape contract.
- 16541 Tropez The homeowner was present and discussed his concern with the recent concrete repairs, the electrical doors, and the lights along the sidewalk.
- 3213 Anne The homeowner was present and discussed the planter box removal by her window and that while the contractor completed the work they damaged the plants.
- 16585 Bordeaux The homeowner was present and discussed her concerns with a listing of a home for sale, parking, and a dog off the leash.
- 16437 Lazare The homeowner was present and discussed the guard house remodel and when it would be completed and the brightness of the lighting.

MINUTES

The Board reviewed the minutes of September 16, 2015 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as submitted.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the September 30, 2015 financial report.

OLD BUSINESS

Earthquake Insurance Proposal

The Board reviewed the proposal prepared by Prendiville. The Board tabled the proposal to be reviewed at the November meeting.

NEW BUSINESS

Lien Resolution

Upon motion duly made and seconded the Board resolved to approve the recording of a lien for account# C115-02275-2. Grimaud representative abstains.

Approval of Lang Invoices

The Board reviewed the Lang invoices. Upon motion duly made

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and seconded the Board resolved to approve payment of invoice 1274429 at a total cost of \$5,138.40 and invoice 1274430 at a total cost of \$4,305.60. Grimaud representative abstains.

The Dock Company Invoices

The Board reviewed the Dock Company invoices. Upon motion duly made and seconded the Board resolved to ratify the approval of payment for invoice 2176 at a total cost of \$4,795.00, invoice 2182 at a total cost of \$9,370.00 and invoice 2191 at a total cost of \$3,910.00. Grimaud representative abstains.

Fence Post Repair/Replacement

The Board reviewed the proposal prepared by the Dock Company to replace nineteen fence posts at a total cost of \$6,935.00 and to repair six fence posts at a total cost of \$1,140.00. Upon motion duly made and seconded the Board resolved to approve the proposal. Grimaud representative abstains.

3209 Moritz

The Board review the proposal provided by Twin Construction to reframe the wooden wall in order to install the balcony railing at a total cost of \$1,850.00. Upon motion duly made and seconded the Board resolved to approve the proposal. Grimaud representative abstains.

Homeowner Request

The Board reviewed the request from 16485 Tropez to reserve the parking space across from the homeowner's garage in order to store a POD during their renovation from November 2nd to November 30th.

Homeowner Request

The Board reviewed the request from 3228 Anne for the Board to discuss non-resident usage of the facilities.

Management Report

The Board reviewed the Management Reports.

Correspondence

The Board reviewed the correspondence.

NEXT MEETING

The next meeting was set for Wednesday, November 18, 2015 at 7:00 pm.

ADJOURN

There being no further business the meeting was adjourned at 8:53pm.