BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
OCTOBER 9, 2012

MINUTES
REDACTED

NOTICE OF MEETING

Upon due notice, had and received, the Board of Directors of the Broadmoor Huntington Harbour Community Association, a California non-profit Corporation, held its scheduled meeting on Tuesday, October 9, 2012, at Don the Beachcomber, 16278 Pacific Coast Highway, Huntington Beach, CA.

CALL TO ORDER

The meeting was called to order by Jim Parrott, Board President at 7:00 p.m.

DIRECTORS PRESENT

Jim Parrott, President
Carlos Bosio, Vice President
Ron Lee, Secretary
Ellen Orange, Treasurer
Robert Sebring, Grimaud Representative

DIRECTORS ABSENT

None

ALSO ATTENDING

Becky Seifert, CCAM®, Villageway Management, Inc.
Twenty (20) Homeowners present

APPROVAL TO ACCEPT AGENDA

A motion was made and seconded to approve the October 9, 2012, Agenda as posted. The motion carried.

COMMITTEE REPORTS

PUBLICITY

No report.

ARCHITECTURAL

One application for windows. It was the Architectural Committees recommendation that the application be approved by the Board as submitted.

TREASURER

Checking: $53,000.00
Total Reserve Funds: $536,918.00
Total Assets: $589,918

Owners were informed that as a result of transferring some $103,000.00 from the operating accounting into the reserves as a Year End Transfer, the November and December 2012 reserve allocation contributions may be deferred until January 2013.

LANDSCAPE

The Committee has met with Harvest Landscape who will begin working at Broadmoor on Monday, November 15, 2012. The Committee will work with Harvest to establish a monthly budget for various landscape issues.

POOL

No report

PARKING No report – violations will be sent to Villageway for processing.

MAINTENANCE Chimney caps will be completed by October 23, 2012, and installation will be immediately after.

GRIMAUD No report.

RECREATION No report.

COMMUNICATION No report

OPEN FORUM

Congratulations to the Board on an informative October newsletter.

Questions on budget and reserve study calculations

Will the Board adopt a guideline limiting outside parking?

What is the status of a Website?

Vehicle passage through the Grenoble fence.

Vendors are taping open the exit gates.

Installing tire spike at gate exits.

Contact the Huntington Beach Police for contact name of a Safety Officer

How secure are the perimeter gates?

Thank you to the Board for a job well done.

Guards at the front gate are doing a good job.

EXECUTIVE SESSION

Issues discussed in Executive Session were as follows:

Owner delinquency.

Management contract.

CONSENT CALENDAR

A motion was made and seconded to approve the Consent Calendar as follows:

Regular Session Minutes of September 11, 2012.

Executive Session Minutes of September 11, 2012.

Redacted Regular Session Minutes of September 11, 2012, for posting.

Financial Statements for the period ending August 31, 2012, for Broadmoor Huntington Harbour.

Grimaud Financial Statements for the period ending August 31, 2012.

Financial Statements for the period ending September 30, 2012, for Broadmoor Huntington Harbour.

Grimaud Financial Statements for the period ending September 30, 2012.

Invoice from Hickey and Petchul in the amount of $570.00.

Reimbursement to Property Manager Becky Seifert for the purchase of one (1) golf cart for $1450.00, trailer for $37.88, gas to pick up golf cart $$58.86, for a total of $1,546.74.

The motion carried unanimously.

ADMINISTRATIVE

NEWSLETTER

Redacted minutes were approved. Management has until the October 14th to complete articles generated from the Board meeting to include Book sharing, and outline of the October 9, 2012 meeting.

ACTION ITEMS

Management was directed to place the following issues on the November agenda:

- Keyless Entry System
- A second proposal to replace bump pads on front gates.
- Peter's Lands issue.
- Paving proposals.

FINANCIALS

FINANCIAL COMMITTEE

The Board didn't appoint any committees at this point as not enough residents volunteered. To form a Committee at least three (3) volunteers are required.

FACILITIES

BATTERIES FOR CHERRY PICKER

A motion was made and seconded to approve the emergency proposal for eight (8) batteries each at $157.00 for a total of $1,361.52, from Tilly's Marine. The motion carried. Management was directed to issue a check request for this amount.

CHIMNEY CAPS

Chimney shrouds (caps) are in the final two (2) weeks of fabrication. Installation should be around the end of October.

MAINTENANCE INVOICES

A motion was made and seconded to approve the following invoices with a not to exceed $2,000.00 for the following vendors:
Lowe's, Home Depot, Vista Paint, Granger and Ganahl Lumber. The motion carried unanimously. Management was directed to place all invoices from these vendors in the following Board packet for the Board's review.

BLINN / YOUNG

A motion was made and seconded that Board member Ron Lee would again contact Blinn and Young to request a 10% discount off their current contact for awnings. The motion carried unanimously. Management was directed to send a 10% deposit to Blinn and Young for the newly negotiated amount with a not to exceed #1,200.00. The Board will ratify the revised proposal at the November meeting, and Management was directed not to hold up the deposit check.

LANDSCAPE

HARVEST LANDSCAPE

Harvest will begin work at Broadmoor on Monday, November 15th. All keys and controllers will be turned over to the Landscape Chairman, Mike Carpenter. The Landscape Committee will also met with Harvest to go over varies tree, plant and scrub problems and the landscape budget.

ARCHITECTURAL APPROVALS

It was recommended by the Architectural Committee that the Board approve submitted window installment applications. A motion was made and seconded to approve the following Architectural application:

- 16428 Martin Lane, to replace five (5) windows in the small bathroom, small bedroom, kitchen, and dining room. With Milgard, bronze double pane with retro fitted aluminum. The motion carried unanimously.

NEXT MEETING

The next meeting of the Broadmoor Huntington Harbour Community Association Board of Directors will be held on Tuesday, November 13, 2012, at 7:00 p.m. at Don the Beachcomber, 16278 Pacific Coast Highway, Huntington Beach, CA.

ADJOURNMENT

There being no further business to come before the Board of Directors at this time, a motion was made, seconded and unanimously approved to adjourn the meeting at 8:02 p.m.

ATTEST

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President Secretary