

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 16, 2016**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, November 16, 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: 5 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 \$123,630.47 in operating cash, \$1,325,430.44 in reserves, \$53,936.18 in other assets for a total assets of \$1,511,997.09 and \$28,485.97 current year surplus.

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

- 16557 Tropez- install retractable awning.

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

- 16437 Lazare- replace deck.

Upon motion duly made and seconded, with Director Lee abstaining, the Board resolved to approve the above application

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Landscape based on the committee's recommendation. Grimaud representative abstains.
The Board reviewed the MSR reports and discussed the contract renewal with Harvest.

Upon motion duly made and seconded the Board resolved to approve a CNTE \$600 to replace the Christmas decorations at the entryway. Grimaud representative abstains.

Parking The Board reviewed the correspondence.

Grimaud No discussion.

Communications No discussion.

FINANCIAL STATEMENT

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

HOMEOWNER FORUM

16381 Martin The homeowner was present and discussed painting his garage door.

16437 Lazare The homeowner was present and discussed opening the room over the bathrooms to the homeowners.

Ellen Brown The homeowner was present and discussed parking concerns.

MINUTES The Board reviewed the minutes of October 19, 2016 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as presented.

NEW BUSINESS

Seal Coat Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Ben's Asphalt at a total cost of \$3,205.00 to seal Grimaud Lane noting that Grimaud will be responsible for 8.2% of the cost or \$262.81 leaving \$2,942.19 Broadmoor cost.

V-ditch Repairs Upon motion duly made and seconded the Board resolved to approve the proposal prepared by City Service at a total cost of \$35,000.00 to complete community wide v-ditch repairs, removal

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and replacements, and speed bump repairs and a CNTE \$5,000 to repair drain at 3277 Francois.

Pool Renovations The Board tabled this matter until additional proposals can be obtained.

Handrails Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Iron Works to rebuild additional handrails on Bordeaux at a total cost of \$1,290.00.

Turf Rebate The Board discussed possible turf rebate options.

Management Report The Board reviewed the Management Reports.

Correspondence The Board reviewed the correspondence.

NEXT MEETING The next meeting was set for Wednesday, December 21, 2016 at 7:00 pm.

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

ATTEST

Board Signature

Board Signature