

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 18, 2015**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, November 18, 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: 12 Homeowners

CALL TO ORDER The meeting was called to order at 7:10 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 \$152,461.31 in operating cash, \$836,418.27 in reserves, \$32,713.38 in other assets for a total assets of \$1,021,592.96 and a (\$10,088.67) current year deficit.

The Board discussed the prior year surplus. Upon motion duly made and seconded the Board resolved to move \$100,000.00 of the prior year surplus to the reserve account with allocations to be directed by the Board.

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

3285 Moritz- replace patio sliding glass door and master bedroom window.

3291 Moritz- replace two kitchen windows.

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16565 Tropez- installation of a/c unit.

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

16337 Grenoble- wiring for cable.

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

Landscape

Catherine Lee reported the following:

- Water restrictions causing dying plant matter.
- Color installed at entry.
- Irrigation renovations underway.

The Board reviewed the proposal #41578 from Harvest Landscape to convert irrigation on Lazare at a total cost of \$2,845.59 to be expensed from reserves. 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 #39688 from Harvest Landscape to complete plant installation and tree removal on Anne at a total cost of \$3,156.92. 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 #41069 from Harvest Landscape to convert irrigation on Anne at a total cost of \$2,002.48 to be expensed from reserves. 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 #39684 from Harvest Landscape to for plant installation and tree removal at 16454 Bordeaux at a total cost of \$768.84. 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 #39677 from Harvest Landscape to replace irrigation at 16452 Bodreaux at a total cost of \$317.21. The landscape committee recommended approval. Upon motion

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duly made and seconded the Board resolved to approve the proposal. Grimaud representative abstains.

The Board reviewed the proposal #39676 from Harvest Landscape to complete plant installation at 16452 Bordeaux at a total cost of \$1,372.64. 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 #41561 from Harvest Landscape to remove a tree by 3211 Anne at a cost not to exceed \$450.00. 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 MSR reports.

Parking The Board reviewed the correspondence.

Maintenance No discussion.

Grimaud No discussion.

Communications No discussion.

HOMEOWNER FORUM

3243 Moritz The homeowner was present and discussed her concern with the Time Warner contract increase.

16335 Grenoble The homeowner was present and discussed his concern with the Time Warner contract increase and the new railings and installing plexi-glass inserts.

3211 Anne The homeowner was present and discussed her concern with the tree removal, repairing the flashing, and water intrusion on her ceiling.

16437 Lazare The homeowner was present and discussed installing the fencing for the dog park area.

Director Ron Lee left the meeting at 8:16pm.

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MINUTES

The Board reviewed the minutes of October 21, 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 October 31, 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 December meeting.

NEW BUSINESS

LeCourt Proposal

Upon motion duly made and seconded the Board resolved to ratify the approval of repairing the main lines at 3203, 3201, and 3199 Moritz at a total cost of \$3,440.00. Grimaud representative abstains.

Awning Cleaning Proposals

The Board reviewed the proposals from Above Awnings and Clean Awn. The Board tabled this item to be reviewed at the December meeting.

Sheppard's Hook Repair

The Board reviewed the proposals from Iron Works, Twin Construction, and 20th Century Wrought Iron. The Board tabled this item to be reviewed at the December meeting.

Loss Prevention Recommendations

The Board reviewed the recommendations from the loss prevention inspection completed by Farmers. Upon motion duly made and seconded the Board resolved to approve the recommendations and provide a time frame for Farmers per the requirement. Grimaud representative abstains.

Homeowner Request

The Board reviewed the request from 3283 Moritz to repair both entries to her residence.

Homeowner Request

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The Board reviewed the request from 3191 Moritz to install a handicap parking space.

Management Report

The Board reviewed the Management Reports.

Correspondence

The Board reviewed the correspondence.

NEXT MEETING

The next meeting was set for Wednesday, December 16, 2015 at 7:00 pm.

ADJOURN

There being no further business the meeting was adjourned at 8:33pm.

ATTEST

Board Signature

Board Signature.