

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
November 19, 2014

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Monday, November 19, 2014 at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

PRESENT Directors Present: Ron Lee
Robert Sebring
Jim Parrot
Ellen Orange Brown
Tess Kippert

Representing Powerstone: Debbie Evans

Others Present: 14 homeowners

CALL TO ORDER The meeting was called to order at 7:02 pm by Jim Parrott, President.

COMMITTEE REPORTS

Architectural Chris Gray from the Architectural Committee reported that no applications had been submitted.

Treasurer's Report Management reported that the financials reflect \$120,068.61 in operating cash, \$856,780.68 in reserves, \$10,269.66 in other assets for a total assets of \$987,118.95 and a \$32,089.37 current year surplus.

Landscape Ellen Orange reported on landscape issues. A report regarding irrigation techniques to help save water was discussed. It was reported that Toro is providing a free service to evaluate the sprinkler heads. One sample area has been installed at no charge by Toro.

Tree trimming will be conducted in the coming weeks.

The Board tabled the landscape proposals pending the committee's review.

Parking No report at this time.

Maintenance Ellen Orange presented the maintenance report and noted several items that are currently in process including the light posts upgrades and railing replacements. A status regarding the lagoon repairs and water stabilization was presented.

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Grimaud No report at this time.

Communications No report at this time.

HOMEOWNER FORUM

16858 Bordeaux The homeowner from 16858 Bordeaux was present to question why a large black truck is parking in the community and cones are saving the space. The Board explained that they were requested not to park on the grass area.

16527 Tropez The homeowner from 16527 Tropez was present to express concern about the recent assessment increase and the roofing contract that has been approved and questioned whether a special assessment is planned. The Board noted that there is no special assessment planned at this time.

16495 Tropez The homeowner was present to complain that the doggie walk bag station behind his unit was not moved as promised and the large cleat was painted baby blue. The Board noted that the doggie walk station will be moved and the blue color is being changed.

3209 Moritz The tenant from 3209 Moritz was present to complain about the plumbing issues and mold in his unit and asserted that the homeowner is not addressing the issue in the appropriate manner with regard to the mold. The water is affecting the two lower units. The Board requested that management contact the homeowner to address the issue and have the unit inspected.

3215 Moritz The homeowner from 3215 Moritz was present to report that his power was recently turned off by the association due to the fact that his unit was not labeled. The homeowner also reported that his vehicle was recently vandalized.

MINUTES The Board reviewed the minutes of the October 15, 2014 regular session meeting and upon motion duly made and seconded the Board approved the minutes as submitted.

FINANCIAL STATEMENT Upon motion duly made and seconded the Board approved the October 31, 2014 financial report.

NEW BUSINESS New Business

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Lien Resolution The Board reviewed the delinquent account #C115-01193 and upon motion duly made and seconded the Board resolved to file a lien.

Gate Repair The Board reviewed the proposals to repair the vehicle gates within the community. The Board tabled the proposals at this time.

Roof Repair The Board reviewed the proposal for the extra charges for the additions to the roof repair at the 16501 Bordeaux building. Upon motion duly made and seconded the Board approved the proposal in the amount of \$3475.

Consulting Proposal

The Board reviewed the consulting proposal from AWS Consulting. Upon motion duly made and seconded the Board resolved to approve the proposal for Phase I Roof Condition Assessment Survey for 4 buildings for a cost of \$2200.

Audit Draft The Board reviewed the audit draft and upon motion duly made and seconded the Board approved the draft as submitted. Management to obtain the final copy and distribute to all owners.

Election The Board reviewed the request for candidates material to be sent out in preparation for the election.

**MANAGEMENT
REPORT**

The Board reviewed the Management Reports.

ADJOURN There being no further business the meeting was adjourned at 8:00 pm.

NEXT MEETING The next meeting was set for Wednesday, December 17, 2014 at 7:00 pm.

ADJOURN There being no further business the meeting was adjourned at 7:40 pm.

ATTEST

Board Signature

Board Signature.

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