

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
November 20, 2013**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, November 20, 2013 at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

PRESENT Directors Present: Ron Lee
Jim Parrot
Robert Sebring
Ellen Orange
Carlos Bosio

Representing Powerstone: Debbie Evans

Others Present: 10 homeowners

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

COMMITTEE REPORTS

Publicity/Recreation Holiday decorating will take place on November 30, 2013.

Architectural Chris Gray from the Architectural Committee reported that the following applications were received:

16430 Martin – to install replacement windows with dark bronze frames

16581 Tropez – to remodel kitchen

Upon motion duly made and seconded the Board approved the applications.

Treasurer's Report Management reported that the financials reflect \$85,212.17 in operating cash, \$762,021.44 in reserves, \$8816.45 in other assets for a total assets of \$856,050.06 and a \$8478.35 current year surplus.

Landscape Mike Carpenter was present to report on landscape issues.

The Board reviewed and approved the following proposals:

-remove and replant corner of 16592 Grimaud: \$1247.00

-Irrigation at 16584 Tropez:\$852.04

-Additional plant material throughout: \$2688.76

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In addition, the committee suggested reviewing the Harvest contract when it comes up to allot additional time to trim the vines along the walls more than one time per year.

Parking No report at this time.

Maintenance Carlos Bosio reported that the arbor has been completed and there are additional ongoing projects.

Grimaud No report at this time.

Communications Ron Lee reported that a new updated website will be launched in the next few months.

Pool No report at this time.

HOMEOWNER FORUM

16597 Tropez The homeowner from 16597 Tropez was present to question the agenda item of holiday volunteer appreciation dinner. The Board explained that the item was under consideration. In addition, the homeowner was present to express opinions regarding parking issues and the proposed parking rules.

16597 Tropez The homeowner was present to question whether the additional awnings are all homeowner installed awnings. The Board noted that it was unclear as to whether the additional awnings were installed by homeowners or the association at some point.

16428 Martin The homeowner was present to express their opinion regarding parking issues.

16411 Martin The homeowner was present to express their opinion regarding parking issues

3237 Moritz The homeowner was present to inquire about the status of the interior repairs at his unit. The Board noted that no decision had yet been made.

3243 Moritz The homeowner was present to inquire about the drains at her unit. The Board noted that the item was on the agenda for the meeting.

16585 Bordeaux The homeowner from 16585 Bordeaux was present to report that the stairs and landing at her unit are in need of repair.

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MINUTES

The Board reviewed the minutes of the October 16, 2013 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, 2013 financial report.

Reinvest CD

Upon motion duly made and seconded the Board resolved to reinvest the Grimaud CD at Sunwest Bank in the amount of \$48,000 to LPL Financial.

NEW BUSINESS **New Business**

Audit Draft

The Board reviewed the 2013 audit draft and upon motion duly made and seconded approved the draft as submitted. Management to distribute to the membership.

Parking Rules

The Board reviewed the proposed parking rules and regulations which incorporated the parking committee's recommendations. The Board considered all homeowner comments and agreed to table approval of the rules at this time and requested that the parking committee review the comments submitted by homeowners and provide a recommendation to the Board.

Exterior Modification
Responsibility

The Board reviewed the proposed policy regarding exterior modification responsibility and considered all homeowner comment. Upon motion duly made and seconded the Board resolved to adopt the proposed rules with minor changes based on homeowner comment. Robert Sebring abstained.

Recreational Facilities

Use Rules

The Board reviewed the proposed recreational facilities use rules and considered all homeowner comment. Upon motion duly made and seconded the Board resolved to adopt the proposed rules with minor changes based on homeowner comment. Robert Sebring abstained.

Water Intrusion
Policy

The Board reviewed the proposed policy regarding water intrusion issues and considered all homeowner comment. The Board tabled the issue pending receipt of obtaining an attorney opinion regarding the responsibility of plumbing within the walls.

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Driveway Replacement

3281 Moritz The Board reviewed the proposal from Merrill Services to replace the driveway at 3281 Moritz due to recent plumbing repairs. The Board requested that a proposal be obtained from Joe the Mason.

Roof Repair

16502 Bordeaux The Board reviewed the proposal for roof repair at 16502 Bordeaux and upon motion duly made and seconded the Board approved the proposal in the amount of \$285.

3236 Anne Cir The Board reviewed the proposals to repair the stair and landing leaks at 3236 Anne Cir. Upon motion duly made and seconded the Board resolved to approve the proposal from Twin Construction Co in the amount of \$1950.

3243 Moritz Drains The Board reviewed the issue regarding the patio drains at 3243 Moritz. Carlos Bosio to work with Paco to repair the area.

Moritz Bridge/Arch The Board reviewed the recommendation from Rhino Construction that the bridges/arches be inspected by a structural engineer. The Board requested that Twin Construction be asked to inspect the bridge and advise.

Lagoon Motor The Board reviewed the proposal to replace the lagoon pumps numbers 3 and 7. Upon motion duly made and seconded the Board approved the work to include replacement of the pump and the motors at both locations.

Parking Monitors The Board discussed the need to engage parking monitors to assist with the identification of parking violations. The Board tabled the issue at this time.

Volunteer Appreciation Dinner

The Board discussed the idea of holding a volunteer appreciation dinner for board members to invite association volunteers, committee members, etc. The Board tabled the issue.

**MANAGEMENT
REPORT**

The Board reviewed the Management Reports.

NEXT MEETING

The next meeting was set for Wednesday, December 18, 2013 at 7:00 pm.

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ADJOURN

There being no further business the meeting was adjourned at 8:25 pm.

ATTEST

Board Signature

Board Signature.

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