

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 28, 2018**

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**NOTICE** The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, November 28, 2018 at Calvary Chapel of the Harbour, 16450 Pacific Coast Hwy, Huntington Beach, CA 92649.

**PRESENT** Directors Present: Garry Brown, President  
John Wicketts, V. President  
Ron Lee, Secretary  
Annette Merriam, Treasurer  
Robert Sebring, Director at Large

Directors Absent: None

Representing Powerstone: Danielle Romero

Others Present: Approximately sixteen (16) homeowners

**CALL TO ORDER** The meeting was called to order at 6:31 pm by John Wicketts, Vice President.

**EXECUTIVE SESSION** It was noted that an executive session meeting of the Board of Directors was held earlier at 5:30 p.m. to discuss disciplinary matters, delinquencies and contractual matters.

**COMMITTEE REPORTS**

Treasurer's Report Annette Merriam reported that as of month ending October 31, 2018 the financial statement reflects \$286,856.61 in operating cash, \$1,152,949.67 in reserves, \$61,566.28 in other assets for a total assets of \$1,5501,372.56 and current year surplus of \$11,147.15.

Director Merriam also reported her recommendations on reserve reallocations. Upon motion made, seconded and carried, the Board approved reallocating the reserves as recommended.

Architectural Chris Gray reported the following Home Modification Applications and upon motion made, seconded and carried, the Board made the following ruling based upon recommendation:

- 3247 Moritz: new garage door- approved.
- 16557 Tropez: Satellite dish install- approved pending it is installed on the rear of the chimney out of view.
- 3293 Moritz: replacement of storage door- approved.

Robert Sebring reported the following Home Modification Applications and upon motion made, seconded and carried, the Board made the following ruling based upon recommendation:

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- 16492 & 16502 Grimaud: step wall addition- approved.
- 16502 Grimaud: Exterior paint and window installation- approved.

Chris Gray also requested that Don Kujat be appointed to serve on the Architectural Committee. Upon motion made, seconded and carried, the Board appointed Mr. Kujat to serve on the Architectural Committee.

**Landscape**

The Board reviewed the report as presented by the landscape committee. Upon motion duly made and seconded the Board approved the following proposals with notes.

- Proposal #66156: This is approved provided the Pittosporum are removed -\$472.50, the Magnolia little gems should be \$387.50 each per our contract, the Dietes should be \$18 each, the Agapanthus should be \$7 each. Please make these changes. The approved amount is \$1,938.35.
- Proposal #67042: This proposal is approved provided the following changes are made: Coprasma should be \$18.00 per contract, Carissa should be \$18.00 per contract, Catalina Cherry should be \$85 per contract and the sunflower cherry should be \$85 per contract. The approved amount is \$376.00.
- Proposal #66387 approved as is at a CNTE \$300.00.
- Proposal #66159 approved as is at a CNTE \$225.00.
- Proposal #67043 approved as is at a CNTE \$432.00.
- Proposal #66666 approved as is at a CNTE \$727.04.
- Proposal #66233 approved as is at a CNTE \$3,479.21.

Parking                      No report

Grimaud                      No report

Communications          No report

**FINANCIAL STATEMENTS**

Upon motion duly made and seconded the Board resolved to approve the October 31, 2018 Financial Statements for both Broadmoor and Grimaud Associations.

**RESOLUTION TO LIEN**

Upon motion duly made and seconded the Board resolved to place a lien on account # C115-00824-2.

**HOMEOWNER FORUM**

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16485 Tropez	The homeowner was present to discuss the tennis courts and landscape.
16575 Bordeaux	The homeowner was present to discuss the tennis courts and landscape.
16552 Bordeaux	The homeowner was present to thank the Board for their hard work.
3221 Moritz	The homeowner was present to request that the Association increase information given to the members.
16514 Bordeaux	The homeowner was present to discuss tenting.
16541 Tropez	The homeowner was present to discuss the ducks in the community.
16339 Grenoble	The homeowner was present to discuss visitors.
16511 Bordeaux	The homeowner was present to discuss work orders.

Other owners were present but did not have any specific topics for discussion.

**MINUTES**

Upon motion duly made, seconded and carried, the Board approved the October 17, 2018 Regular session minutes as submitted.

**NEW BUSINESS**

Tennis Court  
Resurfacing

The Board reviewed three (3) proposals for tennis court resurfacing. Upon a motion duly made and seconded the proposal from Taylor Tennis Courts in the amount of \$13,500 was approved. Directors Merriam, Wicketts, and Lee will determine the colors to be used.

Fumigation  
Proposals

The Board reviewed three (3) proposals for community wide fumigation. The Board resolved to table the bids at this time, to obtain additional bids and to have Director Merriam meet with the vendors on-site to determine who should be interviewed.

Awning  
Replacements

The Board reviewed a list of awnings to be replaced by Blinn and Young. This list included the following awnings:

- 3201 Moritz- rear
- 3221 Francois- side
- 3211 Francois- rear

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- 3191 Francois- rear
- 3241 Anne- front
- 3231 Anne- front
- 3206 Anne- rear & front
- 16412 Martin- front
- 16511 Bordeaux- front
- 16496 Bordeaux- front
- 16505 Tropez- rear

Upon motion duly made and seconded, the Board approved replacement of the listed awnings at an approximate cost of \$11,119.80.

Fidelity Insurance  
Memo

The Board reviewed a memo from management regarding new legislation on fidelity insurance. No action was needed.

Financial Review  
Memo

The Board reviewed a memo from management regarding new legislation on financial review. No action was needed.

Ganhal Lumber  
Invoice

The Board reviewed the \$2,897.51 invoice from Ganhal Lumber. Upon a motion duly made and seconded the Board approved the invoice.

Donation

Upon a motion duly made and seconded the Board approved a \$250.00 donation for Calvary Chapel of the Harbour for the use of the meeting room.

Management  
Reports

The Board reviewed the Management reports and had no questions at this time.

**NEXT MEETING**

The next meeting was set for Wednesday, December 19, 2018 at 6:30 pm.

**ADJOURN**

There being no further business the meeting was adjourned at 8:13PM.

**ATTEST**

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Board Signature

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Board Signature