

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION

REGULAR BOARD OF DIRECTORS MEETING

REDACTED NOVEMBER 13, 2012

MINUTES

NOTICE OF MEETING Upon due notice, had and received, the Board of Directors of the Broadmoor Huntington Harbour Community Association, a California non-profit Corporation, held its scheduled meeting on Tuesday, November 13, 2012, at Don the Beachcomber, 16278 Pacific Coast Highway, Huntington Beach, CA.

CALL TO ORDER The meeting was called to order by Jim Parrott, Board President at 7:00 p.m.

DIRECTORS PRESENT Jim Parrott, President
Carlos Bosio, Vice President
Ron Lee, Secretary
Ellen Orange, Treasurer
Robert Sebring, Grimaud Representative

DIRECTORS ABSENT None

ALSO ATTENDING Becky Seifert, CCAM[®], Villageway Management, Inc.

Twenty-nine (29) Homeowners present

APPROVAL TO ACCEPT AGENDA A motion was made and seconded to approve the November 13, 2012, Agenda as posted. The motion carried.

COMMITTEE REPORTS

PUBLICITY ARCHITECTURAL No report.
No submittals.

TREASURER Checking: \$71,161.00
Total Reserve Funds: \$549,726.00
Total Assets: \$620,887.00

LANDSCAPE Harvest will be invited to the December Board meeting to discuss various landscape plans including, tree removal, plant pallet and future general condition of the community's irrigation and soil condition.

POOL Management was directed to send a letter to the owner who is renting to the family who trespasses onto Broadmoor property to use the pool.

PARKING Violations will be sent to Villageway for processing.

MAINTENANCE The chimney cap completion date was extended 3 weeks to November 16, 2012, as vendor needed to fabricate new chimney flashings instead of painting the existing flashings. The cost to fabricate these chimney flashings was paid by the vendor.

GRIMAUD No report.

RECREATION No report.

COMMUNICATION Website will be up and running by November 14, 2012.

OPEN FORUM

EXECUTIVE SESSION Issues discussed in Executive Session were as follows:
Owner delinquency.
Management contract.
Owner discipline.

CONSENT CALENDAR A motion was made and seconded to approve the Consent Calendar as follows, with the removal of the regular minutes dated October 9, 2012.
Executive Session Minutes of October 9, 2012.
Bank statement for the period ending September 30, 2012 and October 31, 2012 financials.
Bank statement for the period ending September 30, 2012 and October 31, 2012 financials for Grimaud.
Lang Roofing proposal for unit at 16497 Tropez, in the amount of \$257.97, to repair defective roof paper.
Lang Roofing invoice for repair to guard house roof, in the amount of \$241.37
Blinn / Young revised proposal for lower charges on awning proposal, in the amount of \$11,851.42
Reimburse manager for copy charges, in the amount of \$15.03.
Resolution to Record a Lien against Account #00106-3067 - Grimaud

Invoice from Tilly's Marine for 6 batteries for cherry picker, in the amount of \$1,361.52, for 8 batteries.

The motion carried unanimously.

ADMINISTRATIVE

OCTOBER MINUTES

A motion was made and seconded to approve, with corrections the Regular Session Minutes of October 9, 2012, and Redacted Regular Session Minutes of October 9, 2012. The change in the minutes (page 1) referred to the starting date for Harvest Landscape which was corrected from November 15, 2012 to October 15, 2012.

NEWSLETTER

The Board approved article from the Landscape Committee as submitted and directed Management to include the Candidate Statement request in the December newsletter.

WEBSITE

A motion was made and seconded to approve a new website. The motion carried unanimously. The website will be up and running by November 14, 2012.

BLOG

A motion was made and seconded to deny any blog for the Association. The motion carried unanimously.

ANNUAL ELECTION MATERIAL

A motion was made and seconded to approve the February 12, 2013 Annual Election material as submitted by Villageway Management. The motion carried unanimously.

EMPLOYEE BONUS

A motion was made and seconded to approve the annual holiday bonus for both employees. The motion carried.

ACTION ITEMS

Management was directed to place the following issues on the December agenda:

- Speed limit within the community.
- Contact Metro P.C.S. for cell phone rates.
- Invite Harvest to attend the December meeting.
- Reimbursement to manager for cost of golf cart batteries

Other issues were:

- Place in newsletter that a December meeting will be held.
- Get contact information for intruder using the pool.

FINANCIALS

FINANCIAL COMMITTEE

Management advised the Board that money market funds need to be placed into a CD. The best rate management was able to find was 0.03%. Board member Ron Lee will also look into rate prior to placing the money market funds into a CD. Management was directed to open a CD via email instructions from Board member Ron Lee.

KEY REIMBURSEMENT

A motion was made and seconded to approve request from owner on Bordeaux for reimbursement for two (2) key at \$25.00 each, for a total reimbursement of \$50.00. The motion carried unanimously

FACILITIES

BATTERIES FOR GOLF CART

It was brought to the Board attention that the golf cart needs six (6) new batteries. The cost of each battery is approximately \$85.00 each. The Board approved the purchase of six golf cart batteries in the amount not to exceed \$550.00. Manager Becky Seifert, will purchase these batteries at Sam's Club and will reimburse herself prior to the December 11, 2012 Board meeting with the stipulation that she place the exact amount of the batteries on the December agenda for formal approval.

TRANSPONDER GATE ACCESS

A motion was made and seconded to deny proposals for transponder system to the gate at Peter's Landing. The motion passed unanimously.

The Board directed management to hold the following proposals until further notice by the Board:

- Keyless Entry proposals from JMG and USIS.
- Asphalt proposals from Quickel, Joe the Mason and Ben's.

CALIF GATES

A motion was made and seconded to ratify the proposal from California Gates for the repair to the gate at Peter's Landing, in the revised amount of \$3,685.76. The motion carried unanimously.

LANDSCAPE

No proposals were submitted. Harvest will attend the December meeting.

ARCHITECTURAL

No submittals

NEXT MEETING

The next meeting of the Broadmoor Huntington Harbour Community Association Board of Directors will be held on Tuesday, December 11, 2012, at 7:00 p.m. at Don the Beachcomber, 16278 Pacific Coast Highway, Huntington Beach, CA.

ADJOURNMENT

There being no further business to come before the Board of Directors at this time, a motion was made, seconded and unanimously approved to adjourn the meeting at 8:45 p.m.

ATTEST

President

Secretary

