

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
December 17, 2014**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Monday, December 17, 2014 at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

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

Directors Absent: Ellen Orange Brown

Representing Powerstone: Debbie Evans

Others Present: 11 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 the following Home Modification Applications as follows:
16427 Lazare -Installation of windows in upstairs balconies to enclose the balcony.
16425 Martin – eliminate metal rails and replace with wall
16514 Bordeaux - installation of new slider door and new dryer vent.

The committee recommended approval. Upon motion duly made and seconded the Board resolved to approve the applications.

Treasurer's Report Management reported that the financials reflect \$119,290.36 in operating cash, \$887,435.99 in reserves, \$11,661.79 in other assets for a total assets of \$1,018,388.14 and a \$47,759.70 current year surplus.

Landscape Tess Kippert reported on landscape issues and proposals. It was noted that the tree trimming is scheduled to begin January 5, 2015.

Upon motion duly made and seconded the Board resolved to approve the proposal #32759 to replace the dead tree at 16497 Tropez for a cost of \$280.02.

Parking No report at this time.

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Maintenance No report at this time.

Grimaud No report at this time.

Communications No report at this time.

HOMEOWNER FORUM

16495 Tropez The homeowner from 16495 Tropez was present to complain about the correspondence he received requesting that he refrain from contacting the association's vendors. The homeowner stated that he would not refrain from contacting anyone he wished. In addition, the homeowner complained that the on-site staff was witnessed pouring chlorine into the lagoon in front of their unit despite the agreement not to add the chlorine in front of their unit.

MINUTES The Board reviewed the minutes of the November 19, 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 November 30, 2014 financial report.

NEW BUSINESS New Business

Lien Resolution The Board reviewed the delinquent account #C115-00851-2 and upon motion duly made and seconded the Board resolved to file a lien. Robert Sebring agreed to address the delinquent Grimaud homeowner.

**Termite Work
16490 Bordeaux** The Board reviewed the proposal for termite work to be done during the roof repair at the 16490 Bordeaux building. Upon motion duly made and seconded the Board approved the proposal from Payne Pest Management in the amount of \$1675.

16592 Bordeaux The Board reviewed the request for reimbursement of plumbing repairs due to tree root issues from 16592 Bordeaux. Upon motion duly made and seconded the Board approved the reimbursement in the amount of \$235.

Lagoon Repair The Board reviewed the proposals received to repair the lagoon crack. Based on the recommendation of the maintenance

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committee, the Board tabled the proposals until the additional proposals are received.

Gate Repairs The Board reviewed the proposals for the repair of the gates. Upon motion duly made and seconded the Board approved the Royal Access proposal for a maximum of \$4759 subject to Ron Lee's review of the items with Mike Carpenter.

MANAGEMENT REPORT The Board reviewed the Management Reports.

ADJOURN There being no further business the meeting was adjourned at 7:30 pm.

NEXT MEETING The next meeting was set for Wednesday, January 21, 2015 at 7:00 pm.

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

ATTEST _____
Board Signature

Board Signature