

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
December 18, 2013**

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**NOTICE** The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, December 18, 2013 at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

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

Directors Absent: Ellen Orange

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 No report at this time.

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

Treasurer's Report Management reported that the financials reflect \$70,055.69 in operating cash, \$773,683.51 in reserves, \$12,186 in other assets for a total assets of \$855,925.20 and a \$5318.15 current year surplus.

Landscape Mike Carpenter was present to report on landscape issues and noted that the project on the corner of Admiralty and Grimaud has been completed.

The Board tabled review of the landscape proposals pending a recommendation by the landscape committee.

Parking No report at this time.

Maintenance Carlos Bosio reported that the lagoon is being addressed and additional efforts are being taken to address the lagoon issues.

Grimaud No report at this time.

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Communications      Ron Lee reported that a new updated website has been launched.

Pool                      No report at this time.

**HOMEOWNER              FORUM**

16585 Bordeaux      The homeowner was present to thank the board for all of their efforts over the past year.

16501 Tropez              The homeowner was present to thank Mike Carpenter and the architectural committee for having an arbour built that looks outstanding. In addition, the homeowner questioned whether Harvest landscape has checked every sprinkler in the community. It was noted that they most likely have not checked every sprinkler head. It was recommended that Harvest conduct a community wide irrigation check.

3299 Moritz              The homeowner from 3299 Moritz noted that the trailer and materials remain in the parking spaces where the work on Moritz was done by Rhino Construction even though the job is complete.

16596 Bordeaux      The homeowner from 16596 Bordeaux was present to provide comments regarding the proposed parking rules.

In addition, the homeowner returned two of the additional tennis court keys she had previously purchased. In accordance with their policy, the Board approved the reimbursement to the homeowner in the amount of \$200.

3237 Moritz              The homeowner from 3237 Moritz was present to clarify that the drainage and concrete that was previously approved is still approved to proceed. In addition, Mr. Schoen noted that the neighboring unit is not draining properly and standing water remains on the deck. The Board suggested that a letter be sent to the owner of the unit notifying them of the issue and request they take action to prevent further damage. The Board agreed to draft a letter.

**MINUTES**              The Board reviewed the minutes of the November 20, 2013 regular session meeting and upon motion duly made and seconded the Board approved the minutes as submitted.

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**FINANCIAL  
STATEMENT**

Upon motion duly made and seconded the Board approved the November 30, 2013 financial report.

**NEW BUSINESS**    **New Business**

Railing Repair            Upon motion duly made and seconded the Board approved the repair of the seawall railings in the amount of \$2700 from the Dock Company.

Reimbursement  
Slab leak Repair            The Board reviewed the request from the homeowner at 16430 Martin Lane for reimbursement of costs associated with a slab leak at their unit. The Board noted Article VIII Section 24 of the Association's CC&R which states that each owner is responsible for the plumbing servicing their unit within the unit or underneath the unit. Therefore, the Board determined that slab leaks are indeed homeowner responsibility. Therefore, upon motion duly made and seconded the Board denied the request.

Lagoon                      The Board discussed the ongoing issues with the lagoon and the maintenance of the lagoon. The Board noted that 1 Stop Pool Pros will be conducting another vacuum test to clear the debris.

Parking Rules              The Board reviewed the proposed parking rules and regulations which incorporated the parking committee's recommendations. The Board considered all homeowner comment and made some minor revisions based on the comments. Discussion ensued. Upon motion duly made and seconded the Board resolved to approve the revised parking rules.

Volunteer Appreciation Dinner            The Board discussed the idea of holding a volunteer appreciation dinner. The Board considered inviting board members, committee members and other volunteers within the community. Upon motion duly made and seconded the Board resolved to proceed with the dinner. Robert Sebring abstained.

3281 Moritz                 The Board reviewed the additional proposals for the concrete driveway repair at 3281 Moritz. Upon motion duly made and seconded the Board approved the proposal from JO General Masonry in the amount of \$1900.

**MANAGEMENT  
REPORT**

The Board reviewed the Management Reports.

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**NEXT MEETING**     The next meeting was set for Wednesday, January 15, 2014 at 7:00 pm.

**ADJOURN**            There being no further business the meeting was adjourned at 7:55 pm.

**ATTEST**

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Board Signature

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Board Signature.

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