

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 19, 2018**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, December 19, 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

Directors Absent: Robert Sebring, Director at Large

Representing Powerstone: Danielle Romero

Others Present: Approximately six (6) homeowners

CALL TO ORDER The meeting was called to order at 6:31 pm by Garry Brown, President.

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

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that as of month ending November 30, 2018 the financial statement reflects \$141,517.97 in operating cash, \$1,194,267.61 in reserves, \$56,547.00 in other assets for a total assets of \$1,392,332.58 and current year surplus of \$8,838.76.

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:

- 16492 Bordeaux: paint framing on the front retractable screen door- approved.
- 16379 Martin: replace two windows in the master bedroom.

Landscape The Board reviewed the report as presented by the landscape committee. Upon motion duly made and seconded the Board approved the contract with Harvest, pending revisions, at an amount of \$7,400.00 per month.

Parking Director Lee provided an update about oversized vehicles in the community.

Grimaud No report

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Communications No report

FINANCIAL STATEMENTS

Upon motion duly made and seconded the Board resolved to approve the November 30, 2018 Financial Statements for both Broadmoor and Grimaud Associations.

HOMEOWNER FORUM

16514 Bordeaux The homeowner was present to discuss the termite proposals and intentions.

3277 Francois The homeowner was present to say thank you, Merry Christmas, and to ask questions about garage outlets.

MINUTES

Upon motion duly made, seconded and carried, the Board approved the November 28, 2018 Regular session minutes as submitted.

NEW BUSINESS

Fumigation
Proposals

The Board reviewed four (4) proposals for community wide fumigation. The Board resolved to table the bids at this time, to obtain additional bids from the vendors for termite treatment plans.

Board Member
Bootcamp

The Board reviewed the boot camp flyer from Management, no action was required.

Invoices for
Approval

The Board reviewed the following invoices:

- Emerick's, Invoice # 00251 in the amount of \$3,710 provided Chris Gray confirms completion of the work.
- Blinn and Young updated amount of \$14,427.73 for awning replacements.

3191 Moritz

Deck/Stair Repairs

The Board reviewed the proposal from Spectrum for deck and stair replacement at this address. Upon a motion duly made and seconded the Board approved repair of one stair only at a cost NTE \$500.00.

Insurance Renewal
Proposal

The Board reviewed the renewal proposal from Prendiville insurance. Upon motion duly made and seconded the Board approved the proposal at a cost NTE \$46,731.00 pending update of the fidelity bond.

Air BnB Policy

The Board discussed the need for a policy regarding Air BnB's and other short term rentals. Upon motion duly made and seconded the Board decided to draft a policy for these items.

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Management
Reports

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

NEXT MEETING

The next meeting was set for Wednesday, January 23, 2018 at 6:30 pm.

ADJOURN

There being no further business the meeting was adjourned at 7:21 PM.

ATTEST

Board Signature

Board Signature