

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 20, 2017**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, December 20, 2017, at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

PRESENT Directors Present: Annette Merriam
Robert Sebring
Chris Gray
Garry Brown
Ron Lee

Directors Absent: N/A

Representing Powerstone: Amanda Porter

Others Present: 7 Homeowners
1 Representative from HB Police Dept.

CALL TO ORDER The meeting was called to order at 7:08 pm by Garry Brown, President.

EXECUTIVE SESSION It was noted that an executive session meeting of the Board of Directors was held at 6:00 pm at Don the Beachcomber Restaurant to discuss disciplinary matters, collection issues, vendor contracts and personnel matters.

SPECIAL PRESENTATION

Police Officer, Angela Bennett, from the Huntington Beach Police Department was present and discussed crime preventative measures.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that the financials reflect \$176,808.43 in operating cash, \$1,268,588.80 in reserves, \$60,022.42 in other assets for a total assets of \$1,505,419.65 and current year surplus of \$38,118.41.

Architectural Chris Gray reported the following Home Modification Applications as follows:

- 3251 Francois- satellite dish replacement with the condition that the \$150.00 fee is paid.
- 16361 Martin- front door replacement and replacement of all windows.
- 3212 Anne- replacement of all windows.
- 4205 Moritz- window replacement in master bedroom.

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Upon motion duly made and seconded the Board resolved to approve the above applications based on the committee's recommendation.

Landscape The Board reviewed the MSR reports.

Upon motion duly made and seconded the Board resolved to revise Harvest contract to remove the \$800/mo tree service as of December 31, 2017.

Upon motion duly made and seconded the Board resolved to continue to allow the committee a \$1,000/mo approval pending the committee gives the Board a 48 hour approval window.

Upon motion duly made and seconded the Board resolved to remove the large mock orange bush by the ATT grate.

A motion was made and seconded with no third so the motion was not carried to remove the rosemary bush.

Parking The Board reviewed the correspondence.

Grimaud No discussion.

Communications No discussion.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the November 2017 financial report.

HOMEOWNER FORUM

16526 Bordeaux The homeowner was present and discussed reverse mortgages.

16541 Tropez The homeowner was present and discussed speeding vehicles on Tropez and modifying speed bumps to lower them so that vehicle undercarriages are not damaged.

16339 Grenoble The homeowner was present and discussed the Martin bridge repairs.

MINUTES

The Board reviewed the minutes of November 15, 2017 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as presented.

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3237 Moritz The homeowner was present and discussed a parking violation.

OLD BUSINESS

Concrete Replacement

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by California Outdoor Living at a total cost of \$11,300.00.

Pool Contract Proposals

The Board tabled this matter to the January meeting for additional proposals.

NEW BUSINESS

Martin Bridge Repair

Upon motion duly made and seconded the Board resolved to ratify the emergency approval to repair by the bridge damaged by Rainbow at a total cost of \$18,950.00 per the proposal prepared by Twin. Rainbow to reimburse the association the full cost of repair.

Lang Invoices

Upon motion duly made and seconded the Board resolved to approve payment of the following invoices. Grimaud representative abstains.

- Invoice 1276409- Building 3 (16541-16565 Tropez) extra charges in the amount of \$57,089.00.

Universal Contract Proposals

Upon motion duly made and seconded the Board resolved to approve option #3 with an annual service cost of \$166,409.78.

2018 Master Insurance Renewal

The Board tabled this matter to January.

FYE 8/31/17 Draft Audit and Taxes

Upon motion duly made and seconded the Board resolved to approve the audit as prepared by Inouye, Shivley, Longtin & Klatt.

Ironworks Gate Proposal

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Ironworks to install gate for entryway at top of the stairs at the arch at a total cost of \$2,200.00 pending modifications made by Director Gray.

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16531 Tropez Deck Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Spectrum to replace the side decking system at a total cost of \$4,248.00.

16497 Tropez Deck Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Spectrum to replace the rear decking at a total cost of \$4,898.00.

16535-16541 Bordeaux Entry Decks

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Spectrum to replace the entry decks at a total cost of \$16,478.00.

3299 Moritz

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Twin to waterproof the stairs at a total cost of \$6,480.00.

Homeowner Request

Upon motion duly made and seconded the Board resolved to approve the tennis court usage for lessons as long as a resident is present.

Homeowner Request

Upon motion duly made and seconded the Board approved to installation of a new dog waste dispenser.

Management Report

The Board reviewed the Management Reports.

Correspondence

The Board reviewed the correspondence.

NEXT MEETING

The next meeting was set for Wednesday, December 20, 2017 at 7:00pm.

ADJOURN

There being no further business the meeting was adjourned at 8:16pm.

ATTEST

Board Signature

Board Signature