

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 17, 2016**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, February 17, 2016, at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

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

Directors Absent: N/A

Representing Powerstone: Amanda Porter

Others Present: 11 Homeowners

CALL TO ORDER The meeting was called to order at 7:05 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Restaurant to discuss disciplinary matters, collection issues, homeowner complaints, legal opinion for dog fence and rescinded approval to install dog fence.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that the financials reflect \$144,982.53 in operating cash, \$1,008,654.77 in reserves, \$32,848.04 in other assets for a total assets of \$1,186,485.34 and an (\$36,707.80) current year deficit.

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

16561 Tropez- replace master bed sliding glass door.

3221 Moritz- replace all windows and sliding glass doors, plumbing remodel for kitchen, adding gas line for kitchen, electrical remodel for kitchen, adding walk in closet, heating system remodel.

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

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3221 Moritz- removal of internal chimney.

Upon motion duly made and seconded the Board resolved to deny the above application based on the committee's recommendation. Grimaud representative abstains.

Landscape

The Board discussed the landscape committee monthly approval limit of \$1,200.00. Upon motion duly made and seconded the Board resolved that the monthly committee approval amount of \$1,200.00 can be used at their discretion pending monthly allotment is not exceeded. Grimaud representative abstains.

The Board reviewed proposal #45702 from Harvest Landscape to convert irrigation on Tropez at a total cost of \$3,199.17. The landscape committee recommended approval. Upon motion duly made and seconded the Board resolved to approve the proposal. Grimaud representative abstains.

The Board reviewed proposal #45715 from Harvest Landscape for plant installation at 3234 Anne at a total cost of \$1,260.36. The landscape committee recommended approval. Upon motion duly made and seconded the Board resolved to approve the proposal. Grimaud representative abstains.

The Board reviewed proposal #45706 from Harvest Landscape for various tree removals at a total cost of \$2,500.00. The landscape committee recommended approval. Upon motion duly made and seconded the Board resolved to approve the proposal. Grimaud representative abstains.

The Board reviewed proposal #37013 from Harvest Landscape for plant installation at 16610 Bordeaux at a total cost of \$600.00. The landscape committee recommended approval. Upon motion duly made and seconded the Board resolved to approve the proposal. Grimaud representative abstains.

The Board reviewed the MSR reports.

Parking

The Board reviewed the correspondence.

Maintenance

The Board reviewed the following maintenance requests:

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Upon motion duly made and seconded the Board resolved to obtain a legal opinion on whether or not expanding the fence around the shop is against the CCR's. Grimaud representative abstains.

Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Clean Awn at a cost of \$34.00/per awning for 40 awnings at a total cost of \$1,360.00. Grimaud representative abstains.

Upon motion duly made and seconded the Board resolved to approve removing a planter box on Francois at a CNTE \$1,000.00. Grimaud representative abstains.

Grimaud No discussion.

Communications No discussion.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the January 31, 2016 financial report.

HOMEOWNER FORUM

16597 Tropez The homeowner was present and discussed his concern the dog park fence.

16485 Tropez The homeowner was present and discussed her concern with smaller bags.

16610 Bordeaux The homeowner was present and discussed landscaping concerns.

16437 Lazare The homeowner was present and discussed her concern with the play area, expanding the shop, and opening up the rec area.

MINUTES

The Board reviewed the minutes of January 20, 2016 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as submitted.

OLD BUSINESS

Title 22 The Board reviewed discussed the new Title 22 requirements of daily record keeping pool monitoring. Upon motion duly made and seconded the Board resolved to approve purchase of testing equipment with maintenance to complete the daily testing and record keeping. Grimaud representative abstains.

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Sheppard's Hook Repair

The Board reviewed the proposals from Iron Works, Twin Construction, Saddleback Vinyl, and 20th Century Wrought Iron. Upon motion duly made and seconded the Board resolved to approve the proposal to replace 50 linear feet of fencing to straight irons from Iron Works at a cost not to exceed \$39.00 per linear feet. Grimaud representative abstains.

Hand Rails – Insurance Requirement

The Board tabled this item for additional research so that they may be reviewed at the March meeting.

NEW BUSINESS

The Dock Company Invoice

Upon motion duly made and seconded the Board resolved to ratify the approval to pay invoice #2195 in the amount of \$16,146.92 to repair the seawall railings and reclass to be paid out of reserves. Grimaud representative abstains.

Lang Re-Roof Proposal

The Board tabled this item for additional research and to be reviewed at the March meeting.

Signage Request The Board approved the signage installation request.

Management Report

The Board reviewed the Management Reports.

Correspondence The Board reviewed the correspondence.

NEXT MEETING The next meeting was set for Wednesday, March 16, 2016 at 7:00 pm.

ADJOURN There being no further business the meeting was adjourned at 9:05pm.

ATTEST

Board Signature

Board Signature