

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 20, 2019**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, March 20, 2019 at Calvary Chapel of the Harbour, 16450 Pacific Coast Hwy, Huntington Beach, CA 92649.

PRESENT Directors Present: John Wicketts, President
Ron Lee, Secretary
Tony Sellas, Treasurer
Robert Sebring, Director at Large

Directors Absent: Kevin Lutke, Vice President

Representing Powerstone: Danielle Romero

Others Present: Approximately fifteen (15) homeowners

CALL TO ORDER The meeting was called to order at 6:30 pm by John Wicketts, 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 It was reported that as of month ending January 31, 2019 the financial statement reflects \$109,723.43 in operating cash, \$1,318,308.67 in reserves, \$48,374.62 in other assets for a total assets of \$1,476,406.72 and current year surplus of \$31,085.61.

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:

- 16495 Tropez: Installation of central A/C- approved, management to refund lattice charge.
- 16402 Grimaud: Reroofing on home- approved.

Landscape The committee advised the board on the current landscape and recommended invoice approval. Furthermore the following proposals were reviewed. Upon motion duly made and seconded, the Board made the motions as noted below.

- Proposal #68244 to install either 2 Carolina Cherries (\$250.00) or 2 Bougainvillea (\$90.00) at 16402 Martin. - Tabled
- Proposal #68786 to flush clean drains throughout and add gravel to atriums to avoid clogging at a cost of \$1,902.50- Denied
- Proposal #68460 to remove a pine at 16562 Bordeaux at a cost

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of \$350.00- Denied

- Proposal #68464 for a mainline repair at 16585 Bordeaux at a cost of \$293.68- Tabled
- Proposal #68499 for snail bait at a cost of \$351.10- Denied as this is part of the contract.

Parking No report

Grimaud No report

Communications No report

FINANCIAL STATEMENTS

Upon motion duly made and seconded the Board resolved to approve the February 28, 2019 Financial Statements for both Broadmoor and Grimaud Associations.

HOMEOWNER FORUM

3293 Moritz The homeowner was present to discuss vehicles entering through the exit gate.

16437 Lazare The homeowner was present to express thanks to the Board and drainage issues.

16561 Tropez The homeowner was present to discuss termite concerns.

MINUTES

Upon motion duly made, seconded and carried, the Board approved the February 20, 2019 Regular session minutes as submitted.

NEW BUSINESS

Fumigation The Board resolved to table this item until they have a chance to meet with Accurate Termite and Animal Pest Management.

Reserve Study
Renewal

The Board reviewed three (3) proposals for reserve study preparation. Upon motion duly made and seconded the Board approved the proposal for an off-site update from ARS at a cost of \$850.00.

Spectrum
Proposals

The Board reviewed the following proposals from Spectrum. Upon motion duly made and seconded the Board took the below noted actions.

- 16585 Bordeaux: Entry Deck \$15,478.00- tabled
- 16552 Bordeaux: Entry Deck \$5,878.00- tabled
- 3201/3205 Francois: stairs and landings \$5,866.00- tabled
- 16432 Martin: Stair/front deck repairs: \$6,288.00- tabled
- 16381 Martin: repair slippery stairs: \$648.00- Approved

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Utility Door
Replacement

The Board reviewed a list of utility doors needed replacement. Upon motion duly made and seconded the Board approved bidding out this work.

Homeowner
Requests

3181 Moritz: The homeowner reported cracked stairs causing rain water to leak into the garage. Upon motion duly made and seconded, the Board agreed to get a bid on this item.

16511 Bordeaux: The homeowner requested to have the area under the porch/ deck dried out. Upon motion duly made and seconded, the Board denied this request.

16505 Tropez: The homeowner has requested that the light pole by the home be moved as it is shining into the home. Upon motion duly made and seconded, the Board decided to put a blank plate in the portion of the light facing the home to remedy the problem.

16572 Bordeaux: Owner has seen possums in the community and requests action. Upon motion duly made and seconded the Board denied acting on this at this time.

3287 Moritz: The Homeowner submitted correspondence about petitioning for gutter installation. The Board will reach out to the Owner directly to discuss.

Management
Reports

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

NEXT MEETING

The next meeting was set for Wednesday, April 17, 2019 at 6:30 pm.

ADJOURN

There being no further business the meeting was adjourned at 7:23 PM.

ATTEST

Board Signature

Board Signature