

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 18, 2016**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, May 18, 2016, at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

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

Directors Absent: Garry Brown

Representing Powerstone: Amanda Porter

Others Present: 9Homeowners

CALL TO ORDER The meeting was called to order at 7:00 pm by Chris Gray, Vice 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, and personnel matters.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that the financials reflect \$230,735.16 in operating cash, \$1,191,343.57 in reserves, \$640.22 in other assets for a total assets of \$1,422,718.95 and \$37,133.00 current year surplus.

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

- 3245 Francois- installation of crank operated skylight in bathroom with the condition that a perpetual maintenance covenant is signed and recorded with the property title as it is not a like for like replacement. Homeowner will be responsible for legal fees to prepare the covenant and any recording fees.
- 3247 Francois- installation of crank operated skylight in bathroom with the condition that a perpetual maintenance covenant is signed and recorded with the property title as it is not a like for like replacement. Homeowner will be

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responsible for legal fees to prepare the covenant and any recording fees.

- 16496 Bordeaux- satellite dish installation with the condition that all wires are secured and that it is secured to the chimney and damages that may occur to the roof that need to be corrected by the association's vendor will be homeowner responsibility.
- 3277 Francois- replace all windows.
- 16585 Bordeaux- replace all windows.
- 16511 Bordeaux- installation of air conditioning unit.
- 16435 Lazare- installation of air conditioning unit.

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

Landscape	The Board reviewed the MSR reports.
Parking	The Board reviewed the correspondence.
Maintenance	Chris Gray reported the following items the maintenance team is currently focusing on: <ul style="list-style-type: none">• Children's play area fencing in process of being replaced.
Grimaud	Robert Sebring reported the following: <ul style="list-style-type: none">• Waterline will be progressing across the channel and the beach will be closed during the work.
Communications	No discussion.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the April 30, 2016 financial report.

HOMEOWNERFORUM

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3213 Anne The homeowner was present and thanked the committee for the tree and questioned additional landscape that will be installed. Also requesting wants the pony wall looked at for rust.

16511 Bordeaux The homeowner was present and discussed architectural applications.

MINUTES The Board reviewed the minutes of April 20, 2016 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes with a change to remove the comment "Grimaud representative abstains" from the architectural approval for 3251 Francois.

OLD BUSINESS

CA State Land Commission Lease
The Board tabled this item to the June meeting.

NEW BUSINESS

Lien Resolutions Upon motion duly made and seconded the Board resolved to record resolutions to lien on the following account with the Grimaud representative abstaining:

- C115-01447-1

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

- Invoice 1275047 in the amount of \$970.00 for skylight replacement at 16561 Tropez.
- Invoice 1275027 in the amount of \$400.00 for replacing skylight frames at 3245 and 3241 Francois.
- Invoice 1275026 in the amount of \$18,037.00 for chimney repair and replacements during re-roof of 3231-3255 Francois.
- Invoice 1275024 in the amount of \$48,160.00 for extra charges during re-roof of 3231-3255 Francois.

Martin Lane Issue Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Twin Construction to rebuild walkway, landing, stairway and stucco wall at 16365 and 16371 Martin at a total cost of \$29,780.00 pending receipt of revised bid to include items requested by the Board. Grimaud representative abstains.

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Main Line Leak Upon motion duly made and seconded the Board resolved to ratify the approval for the emergency repair to the main line at 3295 Mortiz at a total cost of \$3,440.00. Grimaud representative abstains.

Driveway Repair The Board reviewed the proposals from James LeCourt and Show and Tell to remove and replace the damaged driveway at 3295 Moritz. Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Show and Tell at a total cost of \$1,885.00. Grimaud representative abstains.

Stamped Concrete Repair
The Board reviewed the proposal from Show and Tell to replace the lifting concrete at 3185 Moritz a total cost of \$675.00. Upon motion duly made and seconded the Board resolved to deny the proposal. Grimaud representative abstains.

Handrails The Board reviewed the proposals from Jon Emerick's, Twin Construction, and Nu-N-Ez. Upon motion duly made and seconded the Board resolved to approve Jon Emerick's at \$380/per handrail at a total cost of \$3,420.00 for all nine handrails. Grimaud representative abstains.

Homeowner Request- Streets
The Board reviewed the request to repair and replace sections of the streets. The Board tabled this item for review at a future date until the next fiscal year. Grimaud representative abstains.

Lighting Discussion The Board will review the lighting and establish a future plan.

Management Report
The Board reviewed the Management Reports.

Correspondence The Board reviewed the correspondence.

NEXT MEETING The next meeting was set for Wednesday, June 15, 2016 at 7:00 pm.

ADJOURN There being no further business the meeting was adjourned at 8:00pm.

ATTEST _____
Board Signature

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Board Signature