

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 15, 2016**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, June 15, 2016, at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

PRESENT Directors Present: Garry Brown (arrived at 7:15PM)
Ron Lee
Annette Merriam
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 7:00 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 \$229,053.35 in operating cash, \$1,171,890.69 in reserves, \$58,144.11 in other assets for a total assets of \$1,459,088.15 and \$48,162.46 current year surplus.

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

- 3221 Moritz- satellite dish installation.
- 16511 Bordeaux- window installation in garage with condition that a permit is required.
- 16421 Martin- modification to garage with conditions attached to application.

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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- 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:
- Repairs to lighting needed due to vandalism almost completed.
 - Fencing around play area has not been installed as of today and Board requested management to follow up with vendor.
- Grimaud Robert Sebring reported the following:
- Waterline is still in the process of being prepped and no work has commenced as of yet.
- Communications No discussion.

FINANCIAL STATEMENT

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

HOMEOWNERFORUM

- 16381 Martin The homeowner was present and discussed landscape concerns with the mulch by his home, suggested installation of a BBQ area, and having social gatherings at the community.
- 16511 Tropez The homeowner was present and discussed landscape concerns with the ivy by his home, his entryway steps, and railings at his home.
- 16485 Tropez The homeowner was present and discussed parking concerns and the lawsuit underway with Mazer vs Broadmoor.
- 3245 Francois The homeowner was present and discussed her skylight architectural application that was approved at the previous meeting, questions she had with the conditions on the approval, and what would be required if she enclosed her balcony and installed windows.

MINUTES

The Board reviewed the minutes of May 18, 2016 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as presented.

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OLD BUSINESS

Earthquake Proposals

The Board tabled this item to the July meeting.

CA State Land Commission Lease

The Board discussed the matter and Director Brown and Director Sebring are working on the matter with the CA State Land Commission.

NEW BUSINESS

Guard Shack Windows

Upon motion duly made and seconded the Board resolved to ratify the approval for Pacific Shores to install the new windows in the guard shack at a total cost of \$5,279.34. Grimaud representative abstains.

Lang Invoices

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

- Invoice 1275099 in the amount of \$14,644.00 for chimney and chimney cap replacements at 3212-3236 Anne.
- Invoice 1275098 in the amount of \$26,871.00 for extra charges during re-roof of 3212-3236 Anne.

LeCourt Plumbing Invoice

Upon motion duly made and seconded the Board resolved to approve payment of invoice 72578 at a total cost of \$600.00 for additional overtime charges to complete the plumbing repairs at 3295 Moritz. Grimaud representative abstains.

16506/16512 Bordeaux

The Board reviewed the proposal from Twin to rebuild the walkway, landings, stairways, and stucco wall at 16506/16512 Bordeaux at a total cost of \$25,635.00. The Board tabled this item for additional bids. Grimaud representative abstains.

Lang Re-Roof Proposal

The Board reviewed the proposal from Lang Roofing to re-roof the following buildings at a total cost of \$514,419.00.

- 16329-16351 Grenovle = \$109,465.00- denied
- 3271-3301 Moritz = \$146,440.00- denied

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- 16452-16478 Bordeaux = \$67,580.00- approved
- 16590-16612 Bordeaux = \$67,580.00- approved
- 3235-3267 Moritz = \$123,354.00- approved

Upon motion duly made and seconded the Board resolved to approve three of the five buildings listed on the proposal with approvals notated above. Grimaud representative abstains.

2016-2017 Final Draft Reserve Study

The Board tabled this item to the July meeting.

2016-2017 Draft Budget

The Board tabled this item to the July meeting.

Management Report

The Board reviewed the Management Reports.

Correspondence

The Board reviewed the correspondence.

NEXT MEETING

The next meeting was set for Wednesday, July 20, 2016 at 7:00 pm.

ADJOURN

There being no further business the meeting was adjourned at 8:30pm.

ATTEST

Board Signature

Board Signature