

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

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

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

Directors Absent: N/A

Representing Powerstone: Michelle Loy

Others Present: 8 Homeowners

CALL TO ORDER The meeting was called to order at 7:00 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, and personnel matters.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that the financials reflect \$224,963.32 in operating cash, \$1,276,541.27 in reserves, \$56,469.37 in other assets for a total assets of \$1,557,973.96 and \$64,663.55 current year surplus.

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

- 16561 Tropez – Resurface and waterproof outdoor patio decks.
- 16541 Tropez – Satellite Dish Installation.
- 16431 Lazare – Bathroom Skylight Replacement.
- 16351 Grenoble – Retractable Awning on Balcony Installation.
- 16351 Grenoble – Install an Elevator in the staircase, enclose the patio and add a roof.

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

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recommendation, with an exception of 16351 Grenoble – Install an Elevator in the Staircase. This Application has been denied, as more information is needed. Grimaud representative abstains.

Landscape Lanny Carpenter reported the following:

- There were no updates at this time.

The Board reviewed the MSR reports.

Parking The Board discussed not printing parking passes for visitors. Upon motion duly made and seconded the Board resolved to have the gate guard print visitor parking passes for every vehicle that enters the community.

The Board reviewed the correspondence.

Maintenance Chris Gray reported the following:

- There were no updates at this time.

Grimaud Robert Sebring reported the following:

- Beach construction is still in progress, and the beach is still closed. The City will not allow hook ups to the main lines until they have been cleaned out and sanitized, which is expected to take another 4-6 weeks.

Communications The Board of Directors urged the homeowners in the audience to sign up for Web Alerts through the Community Website, so that they can receive regular community updates.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the July, 2016 financial report and directed management to reclass the \$115,816.23 in prior year surplus to a new reserve account titled "Capital for Common Area Improvements" and to reclass the interest in gl 3010 to this new category.

HOMEOWNER FORUM

16337 Grenoble The homeowner was present and thanked the Board for their hard work.

16514 Bordeaux The homeowner was present and discussed his feeling that the gate guards could be a waste of the Association's money.

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MINUTES

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

NEW BUSINESS

Lang Invoices

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

- Invoice 1275134 in the amount of \$9,291.95 for extra billings at 16411-16425 Martin.
- Invoice 1275136 in the amount of \$8,752.00 for chimney replacements and chimney caps at 16411-16425 Martin.
- Invoice 1275135 in the amount of \$970.00 for skylight replacements at 16425 Martin.
- Invoice 1275137 in the amount of \$970.00 for skylight replacements at 3226 Anne.

Lien Resolution

Upon motion duly made and seconded the Board resolved to approve recording a lien against account C115-02172-1. 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 \$255,905.00. Upon motion duly made and seconded, with Grimaud representative abstaining, the Board resolved to approve the re-roofing of the following buildings:

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

Time Warner Contract

The Board reviewed the Time Warner proposal for a one-year contract at \$25.00 per unit, with a two-year rate freeze, including cable box for each unit. Proposal also includes two internet lines for the guard shack and maintenance office. Upon motion duly made and seconded the Board resolved to approve the contract as presented. Annette Merriam is authorized to sign the Contract. Grimaud representative abstains.

The Board reviewed the Time Warner proposal for installation of two telephone lines at a cost of \$81.90 per month. Annette Merriam is authorized to sign the Contract. Grimaud representative abstains.

Balcony Railings

Upon motion duly made and seconded the Board resolved approve the proposal prepared by Iron Works to install three (3) balcony railings at \$56.00/linear feet. Grimaud representative abstains.

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Homeowner Request – 16477 Tropez

The Board discussed the request to allow dogs in the fenced in area classified as the “play area.” Upon motion duly made and seconded the Board resolved to deny the request. Grimaud representative abstains.

Homeowner Request – 3207 Anne

The Board discussed the request to have the joint sewer line cleaned out. Upon motion duly made and seconded the Board resolved to have Management direct James LeCourt Plumbing to come out and clean out the sewer line. Management is also to inform the Board of when this will be scheduled, so they can meet the vendor onsite. Grimaud representative abstains.

Homeowner Request – 3211 Anne

The Board discussed the request to have the patio doors painted. Upon motion duly made and seconded the Board resolved to approve the request. Grimaud representative abstains.

Earthquake Insurance

The Board received 61 responses from the Membership regarding the Association purchasing Earthquake Insurance – 43 of which were in favor, 14 were against. This item has been tabled for a decision to be made at the next Board Meeting, and how it should be paid for if approved.

Management Report

The Board reviewed the Management Reports.

Correspondence

The Board reviewed the correspondence.

NEXT MEETING

The next meeting was set for Wednesday, September 21, 2016 at 7:00 pm.

ADJOURN

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

ATTEST

Board Signature

Board Signature