

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 19, 2015**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, August 19, 2015, at Don the Beachcomber Restaurant at 16278 Pacific Coast Hwy, Huntington Beach, CA.

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

Directors Absent: Robert Sebring

Representing Powerstone: Amanda Porter

Others Present: 11 Homeowners

CALL TO ORDER The meeting was called to order at 7:04 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 \$205,865.38 in operating cash, \$638,016.69 in reserves, \$28,661.25 in other assets for a total assets of \$872,543.32 and a \$100,222.27 current year surplus.

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

16521 Tropez- replacing three patio sliding glass doors and the front door.

3211 Francois- install bathroom vent.

3265 Moritz- replace patio door and balcony repairs.

16339 Grenoble- replace patio gate, remove water heater and install a tankless water heater in the garage.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 19, 2015**

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

Landscape

Catherine Lee provided the landscape report and noted

The Board reviewed the landscape committee request. Upon motion duly made and seconded the Board resolved to form an Executive Landscape Committee with a monthly approval limit of \$1,125.00 in landscape extras with the committee chair to email a monthly report to Management of expenses spent throughout the month.

The Board reviewed the proposal from Harvest Landscape #37674 for tree removal and plant installation at 3206 Anne Circle. The landscape committee recommended approval. Upon motion duly made and seconded the Board approved the proposal in the amount of \$2,081.60.

The Board reviewed the proposal from Harvest Landscape #37675 for irrigation replacement at 3206 Anne Circle. This item was tabled.

The Board reviewed the proposal from Harvest Landscape #39673 for tree installation at 3206 Anne Circle. The landscape committee recommended approval. Upon motion duly made and seconded the Board approved the proposal in the amount of \$100.00. Grimaud representative abstains.

The Board reviewed the proposal from Harvest Landscape #39676 for tree removal and plant installation at 16452 Bordeaux. This item was tabled.

The Board reviewed the proposal from Harvest Landscape #39677 for irrigation replacement at 16452 Bordeaux. This item was tabled.

The Board reviewed the proposal from Harvest Landscape #39684 for tree removal and plant installation at 16452 Bordeaux. This item was tabled.

The Board reviewed the proposal from Harvest Landscape #40729 for plant installation at 16452 Bordeaux. The landscape committee recommended approval. Upon motion duly made and seconded the Board approved the proposal in the amount of \$155.00.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 19, 2015**

The Board reviewed the proposal from Harvest Landscape #39688 for irrigation replacement, tree removal and plant installation at 3221 Anne Circle. This item was tabled.

The Board reviewed the proposal from Harvest Landscape #39707 for plant installation at 3212 Anne Circle. The landscape committee recommended approval. Upon motion duly made and seconded the Board approved the proposal in the amount of \$40.00.

The Board reviewed the proposal from Harvest Landscape #39679 for plant installation at 3241 Anne Circle. The landscape committee recommended approval. Upon motion duly made and seconded the Board approved the proposal in the amount of \$40.00.

The Board reviewed the proposal from Harvest Landscape #39708 for plant installation at 3231 Anne Circle. The landscape committee recommended approval. Upon motion duly made and seconded the Board approved the proposal in the amount of \$91.00.

The Board reviewed the proposal from Harvest Landscape #39710 for plant installation between 3226 and 3222 Anne Circle. The landscape committee recommended approval. Upon motion duly made and seconded the Board approved the proposal in the amount of \$71.00.

Parking

No discussion.

Maintenance

Chris Gray reported the following:

The Board reviewed the committee request to expand the shop in order to accommodate the lift and tabled this item pending discussion on whether or not the lift will be staying on the community.

The Board reviewed the committee request on how to proceed with the rain gutter repair work order for 3225 Moritz. Upon motion duly made and seconded the Board resolved to have the maintenance committee obtain a proposal to repair the gutter.

The Board reviewed the committee request to review the following reserve study items at a 0 life and upon motion duly made and seconded the Board resolved the following:

- Replace the pool mastic at a total cost of \$964.00, the deck mastic at a total cost of \$655.00, and the spa mastic at a total cost of \$173.00.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 19, 2015**

- The stucco painting will not be addressed at this time.
- The tennis court windscreens and resurfacing will not be addressed at this time.

The Board reviewed the correspondence.

Grimaud No discussion.

Communications The Board reviewed the committee request to install a camera at the guard house to capture vehicle license plates. Upon motion duly made and seconded the Board resolved to approve installation of the camera at a total estimated cost of \$477.39.

The Board reviewed the committee request to discuss advertisement rates for the newsletter. Upon motion duly made and seconded the Board resolved to approve advertising in the newsletter at a fee of \$15.00 non-commercial resident, business cards \$35.00, 1/4 page \$50.00, and 1/2 page \$100.00.

The Board reviewed the correspondence.

HOMEOWNERFORUM

3207 Francois The homeowner was present and discussed her concern regarding cleaning of the skylights after the re-roofing is completed.

16485 Tropez The homeowner was present and discussed her concern regarding the dead plants on the patio of the homeowner at 16475 Tropez.

16541 Tropez The homeowner was present and discussed his concern regarding vehicles speeding down his street.

16547 Tropez The homeowner was present and discussed concerns with the budget and landscape concerns.

3211 Francois The homeowner was present and discussed concerns with trip hazard in the street by his home, lack of re-roof notification, installation of the vent pipe, skylight repairs during re-roofing, cable cost concerns and that the Association drops the cable contract from the budget.

16437 Lazare The homeowner was present and discussed opening the gate to the bridge overpass.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 19, 2015**

MINUTES The Board reviewed the minutes of July 15, 2015 regular session meeting. Upon motion duly made and seconded the Board approved the minutes as submitted.

FINANCIAL STATEMENT Upon motion duly made and seconded the Board approved the July 31, 2015 financial report.

OLD BUSINESS

3215/3211 Moritz Upon motion duly made and seconded the Board resolved to ratify the approval of Twin Construction to complete repairs for water damages at a total cost of \$1,850.00.

16546 Bordeaux Upon motion duly made and seconded the Board resolved to ratify approval of the awning addition at a total cost of \$1,058.40.

NEW BUSINESS

Approval of Lang Invoices The Board reviewed the Lang invoices. Upon motion duly made and seconded the Board approved payment of invoice 1274293 at a total cost of \$2,360.00, invoice 1274924 at a total cost of \$14,061.00, and invoice 1274300 at a total cost of \$10,125.10. Upon motion duly made and seconded the Board approved the payments.

Snorkel Boomlift Repairs The Board reviewed the proposal prepared by SoCal Equipment to repair the boomlift. Upon motion duly made and seconded the Board denied the proposal and approved renting a boomlift and disposing of the old one.

Concrete Grinding 2015 The Board reviewed the proposals prepared by Precision Concrete, Accu-Cut, and Show and Tell to complete the concrete grinding list prepared by the maintenance committee. Upon motion duly made and seconded the Board approved Show and Tell at a total cost of \$2,645.00.

Doggie Bag Dispenser and Bags The Board reviewed the correspondence regarding changing the doggie bad dispensers at no cost and purchasing bags at a reduced cost. Upon motion duly made and seconded the Board approved changing the dispensers and changing the bags to the mitt bags.

Earthquake Insurance

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 19, 2015**

Proposal	The Board reviewed the proposal prepared by Predeville. The Board tabled the proposal to be reviewed at the September meeting.
16411 Lazare	The Board reviewed the proposal prepared by Twin Construction to remove the parapet wall in order to determine the extent of damages and provide an accurate quote to repair. Upon motion duly made and seconded the Board approved the proposal at a total cost of \$700.00.
Planter Boxes	The Board reviewed the proposal prepared by Twin Construction to close up nine planter boxes. Upon motion duly made and seconded the Board approved the proposal at a total cost of \$6,300.00.
Arches/Bridges	<p>The Board reviewed the proposal prepared by Twin Construction to close up seven arches/bridges. Upon motion duly made and seconded the Board denied the following proposals:</p> <ul style="list-style-type: none">• Arch by 16452 Bordeaux = \$4,050.00• Arch by 16412 Martin = \$3,750.00• Arch by 16445 Germain = \$3,750.00• Arch by 16351 Grenoble = \$4,750.00• Arch by Francois = \$3,750.00• Arch by 3205 Anne Circle = \$3,750.00• Arch by 3299 Moritz = \$4,350.00
3283/3285/3279/3287/3281 Moritz	The Board reviewed the proposal to repair and waterproof the stairs and landings at a total cost of \$8,977.00. The Board denied the proposal and directed management to invite the three upstairs homeowners to a hearing to discuss removing the tile on the landings.
Stairs/Landings	<p>The Board reviewed the proposal prepared by Twin Construction to repair and water proof eight sets of stairs and landings. Upon motion duly made and seconded, with the Grimaud representative abstaining, the Board resolved the following:</p> <ul style="list-style-type: none">• 3011 Anne Circle = \$3,170.00- approved• 16590 Bordeaux = \$3,510.00- approved w/homeowner to pay for tile removal• 16492 Bordeaux = \$3,205.00- denied• 16560 Bordeaux = \$3,295.00- approved• 16482 Germain = \$3,535.00- denied• 16452 Bordeaux = \$3,205.00- denied• 16452-16456 Germain = \$4,984.00- denied• 16476-16482 Germain = \$4,511.00- denied

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 19, 2015**

Management Report The Board reviewed the Management Reports.

Correspondence The Board reviewed the correspondence.

NEXT MEETING The next meeting was set for Wednesday, September 16, 2015 at 7:00 pm.

ADJOURN There being no further business the meeting was adjourned at 9:18pm.

ATTEST

Board Signature

Board Signature.