

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 21, 2016**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, September 21, 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: Amanda Porter

Others Present: 10 Homeowners

CALL TO ORDER The meeting was called to order at 7:08 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 \$99,741.90 in operating cash, \$1,311,471.33 in reserves, \$45,871.47 in other assets for a total assets of \$1,457,084.70 and \$66,626.21 current year surplus.

Architectural Upon motion duly made and seconded, with the Grimaud representative abstaining, the Board resolved to approve the revised architectural application and adoption of fees listed on new architectural application with the following changes:

- Fee to homeowners to install lattice fence around air conditioners for community conformity increased to \$100.

Upon motion duly made and seconded the Board resolved to approve the association installing lattice work around homeowner installed air conditioning units at a cost of \$100 to the homeowner. Grimaud representative abstains.

Chris Gray reported the following Home Modification Applications as follows:

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- 3291 Francois – Install new windows, front door, and sliding glass door, remove tile and water proof deck.
- 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 recommendation. Grimaud representative abstains.

Landscape Upon motion duly made and seconded, with the Grimaud representative abstaining, the Board resolved to approve the following proposals:

- Proposal 49962 at a total cost of \$53.14.
- Proposal 50245 at a total cost of \$3,635.84.

The Board reviewed the MSR reports.

Parking The Board reviewed the correspondence.

Maintenance Chris Gray reported the following:

- Some of the wooden staircases leading to front door have dry rot and the Board is addressing these items.

Grimaud Robert Sebring reported the following:

- Beach construction has been completed.

Communications No discussion.

FINANCIAL STATEMENT

Upon motion duly made and seconded the Board resolved to approve the August 2016 financial report.

HOMEOWNER FORUM

16485 Tropez The homeowner was present and addressed parking concerns and thanked the Board for their motion regarding the lattice fences around the air conditioner units and their hard work.

3211 Anne The homeowner was present and discussed the possibility of solar heating for the pool.

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3285 Moritz The homeowner was present and discussed parking concerns, concerns with palm trees planted by their downstairs neighbors, and thanked the Board for their service.

MINUTES The Board reviewed the minutes of August 17, 2016 regular session meeting. Upon motion duly made and seconded the Board resolved to approve the minutes as presented.

OLD BUSINESS

16365-16371 Martin Lane Repairs
Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Twin to rebuild the walkway, stairways, and stucco wall at the above addresses at a cost not to exceed \$32,000.00.

Earthquake Proposals
The motion was made and seconded and didn't pass.

NEW BUSINESS

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

- Invoice 1275168 in the amount of \$51,257.15 for extra billings at 16433-16449 Lazare.
- Invoice 1275170 in the amount of \$15,760.00 for chimney replacements and chimney caps at 16433-16449 Lazare.
- Invoice 1275169 in the amount of \$3,210.00 for skylight replacements at 16439 and 16411 Lazare.

Lien Resolution Upon motion duly made and seconded the Board resolved to approve recording a lien against accounts C115-00824-1 and C115-01707-1. Grimaud representative abstains.

16506/16512 Bordeaux Repairs
This item was tabled until additional proposals are received.

Bridge Handrails Upon motion duly made and seconded the Board resolved to approve the proposal prepared by Emerick's Ornamental Iron Works to replace handrails on the association bridges at a total cost of \$6,020.00. Grimaud representative abstains.

1 Stop Pool Pros Upon motion duly made and seconded the Board resolved to table the filter replacement and the spa maintenance. The pool heater can be turned off as of October 31, 2016.

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Insurance Limits Upon motion duly made and seconded the Board resolved to approve increasing the limit to \$1,700,000.00 at a cost of \$168.00.

Management Report The Board reviewed the Management Reports.

Correspondence The Board reviewed the correspondence.

NEXT MEETING The next meeting was set for Wednesday, October 19, 2016 at 7:00 pm.

ADJOURN There being no further business the meeting was adjourned at 8:48:00pm.

ATTEST _____
Board Signature

Board Signature