

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
SPECIAL MEETING OF THE BOARD OF DIRECTORS
APRIL 29, 2018**

MINUTES

- NOTICE OF MEETING** Upon due notice, had and received, the Board of Directors of the Broadmoor Huntington Harbour Community Association, a California non-profit corporation, held a special meeting on Sunday, April 30, 2018, at the association's pool recreation area.
- CALL TO ORDER** The meeting was called to order by Garry Brown, the association's president, at 9:04 a.m.
- DIRECTORS PRESENT** Garry Brown, President
John Wicketts, Vice President
Ronald Lee, Secretary
Annette Merriam, Treasurer
- DIRECTORS ABSENT** Robert Sebring, Grimaud Representative
- ALSO ATTENDING** Nine (9) homeowners were present
- AGENDA** 1. The first agenda item was consideration of three proposals to replace the two pool wood decks. Proposals were received from:
- Cornerstone Custom Patio Covers Inc. (\$28,923)
 - New Dimension General Construction (\$27,771)
 - Zawalsky Construction (\$28,500)
- The old wood deck areas by the pool were rotting. Rather than just replace the wood decking, the board saw this as an opportunity to enhance the pool area aesthetics. With that goal, the board sought out proposals to replace the decks with long-lasting composite materials and to add bench seating and shade canopies over those areas. Several of the homeowners attending the special meeting voiced their support of that idea. The board obtained three bids and considered various material options. The board feels that the Cornerstone and New Dimension bids are comparable; the only difference is that Cornerstone's bid includes aluminum pergolas and New Dimension's bid is for pressure treated wood pergolas. One homeowner who has replaced a wood canopy with aluminum material highly recommended that the board pursue that option for durability and minimal maintenance.
- The board considered that Cornerstone's business is focused solely on composite decking and patio covers. Cornerstone recently completed the installation of the decking and railings at the Bay Club on Warner Avenue. Three members of the old board went and inspected that work and found it to be excellent. New board member John Wicketts is familiar with New Dimension's high quality work and felt it would be a good choice. After discussion, the board decided in favor of Cornerstone because of the aluminum pergolas.

Upon a motion and second, the board unanimously approved the Cornerstone bid not to exceed \$29,000. Director Lee will meet with Cornerstone to obtain a final, detailed proposal. If for any reason the final proposal or specifications are not acceptable, then the bid will automatically shift to New Dimension.

2. The board then discussed replacement of the Martin Lane arch, which was damaged by the Republic Waste truck. Initially the board received a proposal from Twin Construction for \$18,000 to remove and rebuilt the stucco arch and underlying wood support structure. Republic accepted the cost of Twin's proposal and agreed to reimburse Broadmoor for that amount. When the wood arch structure was removed, it was discovered that the steel I-beam arch and support beams were also damaged. A revised proposal from Twin to remove and replace the cross beam and two supporting beams came to \$34,700. The association's property manager, Linda Alexander, then approached Republic regarding the additional discovered damage. After inspection and review Republic's insurance carrier offered \$33,858 for repair of the arch.

Director Wicketts believes that it may not be necessary to completely remove and replace the two steel support beams in each building. If so, then the scope of the project could be reduced and the overall cost lowered. He will meet and discuss with Twin Construction.

Upon a motion and second, the board unanimously approved Twin Construction's bid of \$34,700, subject to any reduction in scope and price negotiated by Wicketts.

3. The board then addressed the hot tub leak. Recently the board approved replacement of the two overflow drains and concrete pads at the hot tub. When the concrete pads were removed, standing sub-surface water was found on both sides. After several inspections and tests, the source of the water was finally traced to a leaking pipe which feeds the pressure jet on the right side of the hot tub.

Upon a motion and second, the board unanimously approved a proposal of \$2,250 to remove a concrete step around the hot tub and repair the leak.

ADJOURNMENT

There being no further business to come before the Board of Directors at this time, a motion was made, seconded and unanimously approved to adjourn the meeting at 10:00 a.m.

ATTEST

Ronald Lee
Secretary