

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JANUARY 15, 2025**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, January 15, 2025, at the Calvary Chapel of the Harbour located at 4121 Warner Avenue in Huntington Beach. The agenda was posted at the Common Area Bulletin Board and Guard House bulletin board at least four days prior to the meeting in accordance with Civil Code.

PRESENT Directors: Ben Goldberg, President
 Julie Miller, Vice President
 Annette Merriam, Treasurer
 Ronald Lee, Secretary

 Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: Jordan Armitage, Member at Large -
 Grimaud/R-1

CALL TO ORDER The meeting was called to order at 6:00 PM by Ben Goldberg, President.

HOMEOWNER FORUM

- Five (5) homeowners attended the meeting. Topics discussed were:
- Holiday decorations
 - Governing document restatements
 - Excessive signs in the association
 - Installing spotlights at bottom of palm trees around lagoon
 - Part time association employee while one full time employee is out
 - Pedestrian gates being left ajar

EXECUTIVE SESSION DISCLOSURE

It was noted that an Executive Session Meeting of the Board of Directors was held prior to the General Session Meeting on January 15, 2025, to discuss hearings, violations, executive session minutes, delinquencies, correspondence and employee matters.

GRIMAUD GENERAL SESSION MATTERS

Grimaud/R-1 Financials –December

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud December 31, 2024, financial statements.

CD Renewal(s) There were no CD or Treasury Bill renewals at this time.

Grimaud/R-1 Delinquency Report– December

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud December 2024 delinquency report.

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Architectural Applications – There were no Architectural Applications at this time.

BROADMOOR GENERAL SESSION MATTERS

CONSENT CALENDAR

Upon motion duly made, seconded, and unanimously carried the Board approved the December 31, 2024 financial statements and ratified the review by the individual board members and all transfers of funds made in this period and reflected in the financial statement. In addition, the Board approved items A-E on the Consent Calendar.

- A. General Session Minutes – December 18, 2024
- B. Financials – December
- C. CD & Treasury Bill Renewals – Morgan Stanley representative will renew the following Treasury Bills as he deems appropriate: \$95,634.77.28 renews on 1/23/25, \$207,087.13 renews on 1/28/25, \$97,529.63 renews on 2/6/25, \$107,999.33 renews on 2/13/25 and \$97,054.44 renews on 2/20/25
- D. Delinquency Report – December
- E. Ratification – Royal Access proposal #2238 submitted by Royal Access to install 1 new motor, battery and chain at exit gate at a cost of \$1,247.50

TREASURERS REPORT

December 2024 It was reported that as of the month ending December 2024 the association's Financial Statement reflects operating cash of \$146,029.34, reserve assets of \$2,589,565.53, other assets of \$27,385.81, and total assets of \$2,762,980.68. The year-to-date (deficit) is (\$21,871.74) and the total equity is \$54,716.29.

COMMITTEE REPORTS

Social Committee No Committee members were in attendance.

Landscape Committee Report

No Committee members were in attendance.

Landscape Proposals There were no landscape proposals to review.

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance and he stated that no new applications for outside decals were submitted since the last meeting and the committee is processing applications for 2025 outside decal renewals. There are currently 49 outside decals with 14 still needing to be renewed.

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Architectural Advisory Committee Report

Chris Gray, Committee Chair, was not in attendance.

Screen and Security Door Rule Change

Upon motion duly made, seconded, and unanimously carried the Board approved to formally adopt the following change to the guidelines which was posted for the required 28-day review and comment period:

Screen and security doors are prohibited in order to maintain uniformity and architectural aesthetics throughout the community with the following exceptions: (i) retractable screen doors and (ii) a screen integrated into and part of the front door panel. Stand-alone screens doors are not permitted. Frames and screen material must be brown, charcoal, silver, black or copper in color. A Home Modification Application and Architectural Committee approval is required

Architectural Applications

There were no Architectural Applications.

UNFINISHED BUSINESS

Amended and Restated Bylaws & Governing Documents

The Board provided a verbal update to the membership.

Insurance Termination & Renewal

Upon motion duly made, seconded, and unanimously carried, the Board approved to renew the association's insurance through Prendiville Insurance at a total annual premium of \$255,568.67.

Add Items to Agenda as Emergency

Upon motion duly made, seconded, and unanimously carried, the Board approved to add the following three items to the agenda for discussion as emergencies due to additional work being needed to complete the previously approved proposals.

HB Consulting & Construction

Change Order 1

Upon motion duly made, seconded, and unanimously carried, the Board approved a proposal submitted by HB Consulting & Construction to hire a structural engineer to draw up plans for the framing work and to complete the framing work at 16439 Lazare Lane at a cost of \$39,000 with funds to be expended from Operating.

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Harvest Landscape

3205 Anne Circle

Upon motion duly made, seconded, and unanimously carried, the Board approved invoice #316286 submitted by Harvest Landscape to install a concrete floor beneath the decking at the end unit, the existing dirt will be graded so that the pitch redirects water away from the building to the corner. The wall will be cored and a drain pipe will be installed so that water can flow out of the area. The existing downspouts will be tied in at a cost of \$2,842.80.

Harvest Landscape

3207 Anne Circle

Upon motion duly made, seconded, and unanimously carried, the Board approved invoice #316288 submitted by Harvest Landscape to install a concrete floor beneath the decking at the end unit, the existing dirt will be graded so that the pitch redirects water away from the building to the corner. The wall will be cored and a drain pipe will be installed so that water can flow out of the area. The existing downspouts will be tied in at a cost of \$2,842.80.

NEW BUSINESS

Jon Emericks Proposal

Upon motion duly made, seconded, and unanimously carried, the Board approved a proposal submitted by Jon Emericks to fabricate, prime and paint a common area topper fence panel at a cost of \$1,760.

Jon Emericks Proposal

Upon motion duly made, seconded, and unanimously carried, the Board approved a proposal submitted by Jon Emericks to remove 1' of bottom rail due to cancerous metal on northside of house at 3291 Moritz and weld new tubing at a cost of \$345.

MANAGEMENT REPORTS

The Board reviewed the action list, property inspection report, open work order report, open violation report, annual calendar and association map.

NEXT MEETING

The next meeting is scheduled for Wednesday, February 19, 2025, at 6:00 PM at the Calvary Chapel of the Harbour located at 4121 Warner, Huntington Beach, CA 92649.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:45 PM.

ATTEST

Board Signature