

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JANUARY 21, 2026**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, January 21, 2026, 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
Andrea Eliassen, Treasurer
Ronald Lee, Secretary
Julie Miller, Vice President
Jordan Armitage, Member at Large -
Grimaud/R-1

Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: None

CALL TO ORDER The meeting was called to order at 5:56 PM by Ben Goldberg, President.

HOMEOWNER FORUM

Eight (8) homeowners attended the meeting. Topics discussed were:

- Lagoon cleaning
- Hedge along Tropez blooms removed by Harvest
- Concerns with onsite maintenance
- Neighbors screen door
- Leak that appears to have been fixed
- Water intrusion through fireplace
- CC&R restatement with ballot for annual election mailing
- Screen door & CC&R's wording

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 21, 2026, to discuss hearings, violations, executive session minutes, delinquencies, correspondence sent and employee matters.

GRIMAUD GENERAL SESSION MATTERS

Grimaud/R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud December 31, 2025, financial statements and ratified the review by the individual Board members and

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all transfers of funds made in this period and reflected in the financial statement.

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

R-1 Delinquency Report

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud December 2025 delinquency report. The Board further approved to send later letters to all units noted on the report except C117-03197-1.

Architectural Applications

16472 Grimaud Lane Upon motion duly made, seconded, and unanimously carried the Board approved the architectural application submitted by the owners to restrain their stamped porch and driveway.

16532 Grimaud Lane Upon motion duly made, seconded, and unanimously carried the Board approved the architectural application submitted by the owners to remodel their kitchen and exterior wall. The Approval is contingent upon the final review by the Architectural Committee.

BROADMOOR GENERAL SESSION MATTERS

CONSENT CALENDAR

Upon motion duly made, seconded, and unanimously carried the Board approved the December 31, 2025 financial statement 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 17, 2025
- B. Financials – December
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
 - \$103,563.50 expires on 1/22/26
 - \$154,023.38 expires on 1/27/26
 - \$255,000.00 expires on 1/31/26
 - \$103,876.56 expires on 2/3/26
 - \$113,810.52 expires on 2/10/26
 - \$250,000.00 expires on 2/15/26
- D. Delinquency Report – December 2025
- E. HB Consulting Invoice #128967 to provide scaffolding to reach area safely at 3281 Francois at a cost of \$1,750 with funds to be expended from Operating

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TREASURERS REPORT

December 2025 It was reported that as of the month ending December 31, 2025 the association's Financial Statement reflects operating cash of operating cash of \$106,149.29, reserve assets of \$3,349,155.16, other assets of \$27,906.89 and total assets of \$3,483,211.34. The year-to-date surplus is \$53,342.74 and the total equity is (deficit) (\$50,811.18).

COMMITTEE REPORTS

Social Committee Committee member, Julie Mann, was not in attendance.

Landscape Committee Report

Landscape Committee Chair, Melanie McCarthy, was in attendance.

Landscape Proposals Upon a motion made and seconded, the Board unanimously approved proposal #155110 submitted by Harvest Landscape at the Landscape Committee Chairs request to remove three pine trees on Bordeaux at a cost of \$4,800.

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance. It was reported by Director Lee that one new application for an outside decal has been received and no applications for 2026 have been received so far.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was not in attendance.

Architectural Applications

There were no Architectural Applications brought to the meeting for Board review.

UNFINISHED BUSINESS

HB Consulting Invoice #133988

Upon a motion made and seconded, the Board unanimously approved invoice #133988 submitted by HB Consulting & Construction Management for stucco work at 16514 Bordeaux at a cost of \$4,000. The owner will be reimbursing the Association for the cost. It was noted that the neighboring units must be notified when work is scheduled.

Awnings

Upon a motion made and seconded, the Board unanimously tabled the discussion of awnings. Management was asked to add this to the February Executive Session for discussion.

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Electrical Meters Proposals

Upon a motion made and seconded, the Board unanimously approved revised proposal #FE221225A submitted by Fullerton Electric Fullerton Electric to de-energize electrical service, remove, clean and tighten connections from underground, pull section to both meter banks, pull and inspect meter clips and main breakers to each of the 8 meters and re-energize and test for proper function and replace the bus if needed at a cost of \$4,750 with funds to be expended from Reserves.

NEW BUSINESS

Insurance Renewal Upon a motion made and seconded, the Board unanimously approved the Association's insurance renewal submitted by Prendiville Insurance Agency with a total annual premium of \$291,254.30 and in accordance with Civil Code 5502 approved any transfer of funds associated with the disposition of the contract.

Reserve Study Proposal

Upon a motion made and seconded, the Board unanimously approved a proposal submitted by Advanced Reserve Solutions to complete an update with a site visit at a cost of \$2,300.

Draft Audit and Authorization to Contact Attorney

Upon a motion made and seconded, the Board unanimously approved the draft audit for the FYE August 31, 2025 submitted by Inouye, Shively, Klatt & McCorvey. The Board stated that the auditor can contact the Board directly with any questions that they have regarding litigation information.

Lagoon Pump Replacement Proposal

Upon a motion made and seconded, the Board unanimously denied proposal #11344 submitted by Best Pool to replace the lagoon pump at a cost of \$2,556.78.

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 18, 2026, 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 6:53 PM.

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ATTEST

Board Signature