



**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
FEBRUARY 18, 2026**

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**R-1 Delinquency Report**

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud January 2026 delinquency report. The Board further approved to send later letters to all units noted on the report except C117-03197-1.

**Architectural Applications - None**

**BROADMOOR GENERAL SESSION MATTERS**

**CONSENT CALENDAR**

Upon motion duly made, seconded, and unanimously carried the Board approved the January 31, 2026 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 – January 21, 2026
- B. Financials – January
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
  - \$98,923,53 expires on 2/24/26
  - \$100,000.00 expires on 2/28/26
  - \$98,923.52 expires on 3/3/26
  - \$103,807.40 expires on 3/10/26
  - \$172,001.33 expires on 3/19/26
- D. Delinquency Report – December 2025
- E. New Business to be Ratified
  - Lang Roofing Proposal to install a custom copper chimney cap at 3291 Francois at a cost of \$776.
  - CACM Designation & Fidelity Bond – Powerstone is required to disclose annually that your manager, Michele Rossi, is a Certified Community Association Manager and that Powerstone carries a fidelity bond in the amount of \$10,000,000.

**TREASURERS REPORT**

**January 2026**

It was reported that as of the month ending January 31, 2026, the Association's Financial Statement reflects operating cash of operating cash of \$156,539.51 reserve assets of \$3,407,052.51, other assets of \$9,830.00, and total assets of \$3,573,422.02. The year-to-date surplus is \$79,343.98 and the total equity is (deficit) (\$26,231.69).

**COMMITTEE REPORTS**

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

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**Landscape Committee Report**

Landscape Committee Chair, Melanie McCarthy, was in attendance.

**Landscape Proposals** There were no proposals at this time.

**Parking Committee Report**

Jeff Pennington, Committee Chair, was in attendance. It was reported that two new applications for an outside decal have been received since the last meeting.

**Architectural Advisory Committee Report**

Chris Gray, Committee Chair, was in attendance.

**Architectural Applications**

16439 Lazare Upon a motion made and seconded, the Board unanimously approved the application to replace an existing front balcony exterior light.

16466 Bordeaux Upon a motion made and seconded, the Board unanimously approved the application to replace one exterior window with a retrofit window with the exterior frame in dark bronze.

16576 Bordeaux Upon a motion made and seconded, the Board unanimously approved the application to install a small dog door which is part of the glass slider on the patio with the exterior frame in dark bronze.

**UNFINISHED BUSINESS**

3212 Anne Circle Upon a motion made and seconded, the Board unanimously approved proposal #156163 submitted by Harvest Landscape to connect and flash into two existing rain gutters, install a 4" drain pipe flushed onto the tennis court, trench along the 3212 Anne building wall and patio wall, apply sealer along the entire concrete wall and pour a concrete footing at a cost of \$37,358.44 with funds to be expended from GL #5820.

**NEW BUSINESS**

**Increasing Powerstone's Approval Limit**

Upon a motion made and seconded, the Board unanimously approved to raise Powerstone's approval limit to \$1,000.

**MANAGEMENT REPORTS**

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

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**NEXT MEETING**        The next meeting is scheduled for Wednesday, March 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 6:32 PM.

**ATTEST**

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Board Signature