

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

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, February 18, 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

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

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

- Candidate statement wording
- Mosquitos
- Chimney cap
- City street work

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 February 18, 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 January 31, 2026, 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.

CD Renewal(s) None at this time

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

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.

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

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.

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

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

Board Signature

DRAFT