

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS  
FEBRUARY 19, 2025**

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**NOTICE**                      The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, February 19, 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**

Nine (9) homeowners attended the meeting. Topics discussed were:

- Lagoon status
- Pedestrian gate breeches
- Concrete street repairs
- Thank you to Annette Merriam for her Board member service
- Drain status after most recent rains

**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 19, 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 approved the Broadmoor Grimaud December 31, 2024, financial statements.

Grimaud/R-1 Financials –January

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud January 31, 2025, financial statements.

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CD Renewal(s)            Upon motion duly made, seconded, and carried unanimously, the Board approved to reinvest the \$45,000 CD that renews on February 26, 2025 for one year.

Grimaud/R-1 Delinquency Report– December  
                                 Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud December 2024 delinquency report.

Grimaud/R-1 Delinquency Report– January  
                                 Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud January 2025 delinquency report.

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 January 31, 2025 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 –January 15, 2025
- B. Financials – January
- C. CD & Treasury Bill Renewals – Morgan Stanley representative will renew the following Treasury Bills as he deems appropriate:
  - \$98,459.00 expires on 2/27/25
  - \$98,144.76 expires on 3/6/25
  - \$98,290.67 expires on 3/13/25
  - \$97,559.33 expires on 3/20/25
- D. Delinquency Report – January
- E. Authorization to Lien – C115-01157-1

**TREASURERS REPORT**

January 2025            It was reported that as of the month ending January 31, 2025 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.

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**Landscape Committee Report**

Melanie McCarthy, Committee Chair, was in attendance and provided a verbal update to the membership.

**Landscape Proposals** There were no landscape proposals to review.

**Parking Committee Report**

Jeff Pennington, Committee Chair, was in attendance and he stated that one new application for an outside decal was submitted since the last meeting and the committee is finalizing the processing of applications for 2025 outside decal renewals.

**Architectural Advisory Committee Report**

Chris Gray, Committee Chair, was in attendance.

**Architectural Applications**

There were two Architectural Applications brought to the meeting for Board review.

**3205 Anne Circle** Upon motion duly made, seconded, and unanimously carried, the Board approved the application to replace the patio deck with a composite decking material in brown.

**16536 Bordeaux Lane** Upon motion duly made, seconded, and unanimously carried, the Board approved the application to replace their garage door which will be the same color and same style as the current door.

**UNFINISHED BUSINESS**

**Amended and Restated Bylaws & Governing Documents**

The Board provided a verbal update to the membership.

**Pool Acid Washing & Light Sanding Proposal**

Upon motion duly made, seconded, and unanimously carried, the Board tabled a proposal submitted by Alan Smith Pools to do acid washing and light sanding of both the pool and spa at a cost of \$8,667. The Board will be meeting with the vendor to discuss this further.

**NEW BUSINESS**

**Draft Audit**

Upon motion duly made, seconded, and unanimously carried, the Board approved the draft audit submitted by Inouye, Shively, Klatt & McCorvey as of August 31, 2024.

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**Lagoon Vacuum**            Upon motion duly made, seconded, and unanimously carried, the Board approved proposal #1855998 submitted by Waterline Technologies to provide a lagoon vacuum option (2) 30" head at a cost of \$1,916 plus tax with funds to be expended from Reserves.

**Remove & Replace Colored Stamped Concrete Near 16551 Bordeaux**  
Upon motion duly made, seconded, and unanimously carried, the Board tabled proposal #92542-MC submitted by City Service Paving to remove and replace approximately 80 SF of stamped concrete at a cost of \$3,800 with funds to be expended from Reserves.

**Review of Parking & Social Committee Members**  
Upon motion duly made, seconded, and unanimously carried, the Board tabled this to the March agenda for discussion.

**Tree Trimming Budget**  
Upon motion duly made, seconded, and unanimously carried, the Board approved to suspend the tree trimming for 6 months.

**Annual Disclosure - Management**  
Upon motion duly made, seconded, and unanimously carried, the Board accepted Management's document stating that Michele Rossi is a Certified Community Association Manager (CCAM) and her certification is current and in good standing and (2) Powerstone carries a fidelity bond in the amount of \$2,000,000 which would extend to the Association's operating and reserve funds.

**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, March 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 6:50 PM.

**ATTEST**

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Board Signature