

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

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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, March 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:

- Pedestrian gate breeches
- Lagoon spikes that are loose
- SB1007 news article
- Street repairs
- Violation for pet door frame color
- Quantity of association signs
- Neighbor giving out survey

**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 March 18, 2026, to discuss hearings, violations, executive session minutes, delinquencies, legal matters, 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 February 28, 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.

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**CD Renewal(s)**           None at this time

**R-1 Delinquency Report**

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud February 2026 delinquency report.

**Lien Resolution**

Upon motion duly made, seconded, and carried unanimously, the Board tabled to record a lien on C117-01064-1 to the April meeting if it is still needed at that time.

**Architectural Applications**

**16512 Grimaud**

Upon motion duly made, seconded, and carried unanimously, the Board approved an architectural application for 16512 Grimaud for boat dock repair and painting, repair walkway to dock, repair driveway and repair patio tiles in backyard.

**16532 Grimaud**

Director Armitage provided an update on the architectural application that was previously conditionally approved with a contingency on the impact on the view. It has been concluded that the impact is insignificant and Management was directed to send a formal approval letter.

**Grimaud R-1 Architectural Board Resolution & Home Modification Form**

It was noted that the Grimaud R-1 Architectural Guidelines and Home Modification Forms are being updated. No further action at this time was needed.

**BROADMOOR GENERAL SESSION MATTERS  
CONSENT CALENDAR**

Upon motion duly made, seconded, and unanimously carried the Board approved the February 28, 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 – February 18, 2026
- B. Financials – February
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
  - \$197,759.69 expires on 3/24/26
  - \$175,000.00 expires on 3/31/26
  - \$148,292.91 expires on 4/7/26
  - \$108,815.48 expires on 4/9/26
  - \$103,142.55 expires on 4/16/26
- D. Delinquency Report – February 2026
- E. New Business to be Ratified

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- Motus earthquake insurance base HOA enrollment fee of \$850

**TREASURERS REPORT**

**February 2026** It was reported that as of the month ending February 28, 2026, the Association's Financial Statement reflects operating cash of operating cash of \$149,142.39, reserve assets of \$3,453,416.53, other assets of \$9,082.29, and total assets of \$3,611,641.21. The year-to-date surplus is \$93,014.42, and the total equity is (deficit) (\$12,561.25).

**COMMITTEE REPORTS**

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

**Landscape Committee Report**

Landscape Committee Chair, Melanie McCarthy, was not in attendance.

**Landscape Proposals** Upon motion duly made, seconded, and unanimously carried the Board made the following decisions on the proposals submitted by Harvest Landscape:

<b>Proposal #</b>	<b>Description</b>	<b>Cost</b>	<b>Decision</b>
158092	Install plants in front of the parking area near 3211 Anne Circle	\$295.00	Approved
158101	Install plants near 16582 Bordeaux	\$290.00	Approved
158236	Install plants near 16432 Martin	\$166.43	Approved

**Parking Committee Report**

Jeff Pennington, Committee Chair, was in attendance. It was reported that one new application for an outside decal has been received since the last meeting but unfortunately the vehicle did not fit in the garage and was denied.

**Architectural Advisory Committee Report**

Chris Gray, Committee Chair, was in attendance.

**Architectural Application(s)**

16521 Tropez Lane Upon a motion made and seconded, the Board unanimously approved the application to demo and redo three patio decks.

**UNFINISHED BUSINESS – None**

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**NEW BUSINESS**

**Add Agenda Item as Emergency**

Upon a motion made and seconded, the Board unanimously approved to add two wrought iron proposals to the agenda as an emergency as the bottoms of the stairs are completely rusted through.

**Jon Emerick's Iron Works Proposals**

Upon a motion made and seconded, the Board unanimously approved the following proposals submitted by Jon Emericks Iron Works with funds to be expended from Reserves:

<b>Proposal #</b>	<b>Location</b>	<b>Description</b>	<b>Price</b>
HuntingtonbeachBB326	Stairs by tennis courts	Remove existing handrails, cement existing holes, fabricate, prime and powdercoat and install 2 new handrails	\$1,575
	16565 Tropez – Northside of Lagoon	Remove existing handrails, cement existing holes, fabricate, prime and powdercoat and install 2 new handrails	\$1,575
	Total Amount		\$3,150
HuntingtonbeachBB326a	16521 Tropez Balcony	Fabricate metalize primer powdercoat 1 balcony railing, powdercoat color gloss black	\$1,885
	16581 Bordeaux	Fabricate metalize primer powdercoat 1 balcony railing, powdercoat color gloss black	\$1,425
	Total Amount		\$3,310

**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, April 15, 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 6:35 PM.

**ATTEST**

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Board Signature