

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

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, March 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
 Ronald Lee, Secretary
 Andrea Eliassen, Treasurer

 Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: Julie Miller, Vice President
 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

Five (5) homeowners attended the meeting. Topics discussed were:

- Gates being left open

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 19, 2025, to discuss hearings, violations, executive session minutes, delinquencies, correspondence and employee matters.

GRIMAUD GENERAL SESSION MATTERS

Grimaud/R-1 Financials –February

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud February 28, 2025, financial statements.

CD Renewal(s) There were no CD Renewals at this time.

Grimaud/R-1 Delinquency Report–February

Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud February 2025 delinquency report.

Architectural Applications–There were no Architectural Applications at this time.

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BROADMOOR GENERAL SESSION MATTERS

CONSENT CALENDAR

Upon motion duly made, seconded, and unanimously carried the Board approved the February 28, 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-G on the Consent Calendar.

- A. General Session Minutes –February 19, 2025
- B. Financials –February
- C. CD & Treasury Bill Renewals – Morgan Stanley representative will renew the following Treasury Bills as he deems appropriate:
 - \$98,255.98 expires on 3/27/25
 - \$98,240.86 expires on 4/3/25
 - \$34,330.65 expires on 4/10/25
 - \$64,480.68 expires on 4/10/25
 - \$96,361.21 expires on 4/17/25
- D. Delinquency Report – February
- E. Move Forward with Collections – C115-00137-1
- F. Authorization to Lien – C115-04232-2
- G. Items to Ratify - Invoice #623 from Chris Twining for the installation of a new guard house machine (Lenovo micro PC), account set up, old machine data recovery and 2025 Remote IT Service Plan at a cost of \$698.

TREASURERS REPORT

February 2025 It was reported that as of the month ending February 2025 the association's Financial Statement reflects operating cash of \$56,561.21, reserve assets of \$2,728,194.87, other assets of \$92,295.73, and total assets of \$2,877,051.81. The year-to-date (deficit) is (\$43,975.42) and the total equity is \$36,612.61.

COMMITTEE REPORTS

Social Committee No Committee members were in attendance.

Landscape Committee Report

No Committee members were in attendance.

Landscape Proposals Upon motion duly made, seconded, and unanimously carried, the Board approved Harvest Landscape proposal #138232 to apply broadleaf herbicide to the turf at a cost of \$730.

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance and he stated that 3 new applications for an outside decal were submitted since the last

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meeting. Two applications were approved and the third is still under review.

The Board requested that the committee provides the quantity of oversized vehicles that are grandfathered in and to provide input on the impact if all existing grandfathered vehicles are allowed to replace those vehicles with oversized vehicles.

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.

3211 Anne Circle Upon motion duly made, seconded, and unanimously carried, the Board approved the homeowner's application to make repairs to fix leakage from a drainage tube from the patio subject to the following condition: Any destruction of stucco requires advance notice to the Association.

16552 Bordeaux Lane Upon motion duly made, seconded, and unanimously carried, the Board approved the application to convert their bathtub to a walk-in shower in the second bathroom. The shower remodel will be permitted by the City.

UNFINISHED BUSINESS

Restated Governing Documents

It was noted that the restatement of the governing documents was approved by the membership on February 26, 2025, with the votes being as follows:

R-1 Members

- # of homeowners – 22
- # of ballots returned – 20
- Votes in favor – 20
- Votes against – 0
- Percentage of R-1 members approving – 91%

Condominium Members

- # of homeowners – 244
- # of ballots returned 219
- Votes in favor – 211
- Votes against -8
- Percentage of Condominium members approving – 86.5%

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Pool Acid Washing & Light Sanding Proposal

Upon motion duly made, seconded, and unanimously carried, the Board tabled the proposal submitted by Alan Smith Pools to conduct repairs to remove the numerous calcium nodules on the pool bottom surface at a proposed cost of \$8,667. Director Goldberg will contact the vendor to try to negotiate better pricing.

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 pending receipt of another proposal from Quickel Paving to compare.

Review of Parking & Social Committee Members

The Board made no changes to the Committee Members.

NEW BUSINESS

Annual Election Results

A successful annual election took place on February 19, 2025 with the following results:

Votes:

- Jordan Armitage – Grimaud Representative – 12 votes
- Andrea Eliassen – 133 votes
- Ben Goldberg – 139 votes
- Ronald Lee – 160 votes
- Julie Miller – 108 votes

Candidates Elected:

- Jordan Armitage – Grimaud Representative
- Andrea Eliassen
- Ben Goldberg
- Ronald Lee
- Julie Miller

Board Officer Positions

Upon motion duly made, seconded, and unanimously carried, the Board approved the following Board Officer Positions:

- Ben Goldberg - President
- Julie Miller – Vice President
- Andrea Eliassen – Treasurer

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- Annette Merriam – Vice Treasurer
- Ronald Lee - Secretary
- Jordan Armitage – Director, Grimaud Representative

New Website Upon motion duly made, seconded, and unanimously carried, the Board approved the proposal submitted by HB Website Design/The Local HB to redesign the Association website which includes 1 year of unlimited maintenance, additions, changes, etc. at a cost of \$1,000. It was noted that the website hosting will be billed separately.

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 16, 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 6:40 PM.

ATTEST

Board Signature