

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION

Monthly Meeting of the Board of Directors

Wednesday, April 15, 2026

Calvary Chapel of The Harbour

4121 Warner Avenue

AGENDA

EXECUTIVE SESSION

Pursuant to Civil Code Section 4935 (a), an Executive Session Meeting will be held to consider any of the following: legal issues, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Section 5665. ***This is a closed session meeting and is not open to owners unless specifically agreed to by the Board per Civil Code Section 4925 (a).***

1. CALL TO ORDER – 5:15 PM

2. CONSENT CALENDAR

- A. Executive Session Minutes – March 18, 2026
- B. Delinquency Report – March
- C. Personnel – Timesheets & Earning Statements
- D. Parking Reports & Parking Violation Letters
- E. Correspondence Sent

3. HEARINGS & VIOLATIONS - 3

4. UNFINISHED BUSINESS - None

5. NEW BUSINESS

- A. Condo Lending Guideline Changes

6. GRIMAUD EXECUTIVE MATTERS

- A. March 2026 Delinquency Report
- B. Correspondence Sent

7. ADJOURNMENT

GENERAL SESSION

1. CALL TO ORDER – 6:00 PM

2. HOMEOWNER FORUM

Homeowner Forum is an opportunity for members to address the Board directly. Depending upon the length of the business agenda, the Board may assign time limits for each homeowner (3 minutes). The Board is not obligated to provide a response to the homeowners at that time but may take the information under advisement and add to future agendas for any decisions if need be.

3. EXECUTIVE SESSION DISCLOSURE

4. GRIMAUD GENERAL SESSION BUSINESS

- A. March 2026 Financials
- B. CD & Treasury Bill Renewal(s)
- C. March 2026 Delinquency Report
- D. Architectural Applications

BROADMOOR GENERAL SESSION BUSINESS

5. CONSENT CALENDAR

- A. General Session Minutes – March 18, 2026
- B. March 2026 Financials
- C. CD & Treasury Bill Renewals
- D. March 2026 Delinquency Report
- E. Lien Resolution
- F. Lien Resolution
- G. Fee Waiver Request
- H. Ratify – None

6. TREASURERS REPORT

7. COMMITTEE REPORTS

- A. Social Committee Report
- B. Landscape Committee Report
- C. Landscape Proposals
- D. Parking Committee Report
- E. Architectural Advisory Committee Report
- F. Architectural Applications

8. UNFINISHED BUSINESS - None

9. NEW BUSINESS

- A. **Resolution Regarding Future Garage Expansions**
- B. **Resolution Regarding Awning Maintenance and Replacements**
- C. **Surcharge for Electric Vehicles**
- D. **Possible Disabling of Association Electric for Connected Garages with No Surcharges**
- E. **Demo & Complete Waterproofing Proposal – Various locations**
- F. **Owner Correspondence - Awning**

10. MANAGEMENT REPORTS (Review Only)

- A. Action List
- B. Property Inspection Report
- C. Open Violation Report
- D. Open Work Order Report
- E. Annual Calendar
- F. Association Map

11. ANNOUNCEMENT

Next General Session meeting scheduled for Wednesday, May 20, 2026 at 6:00 PM

12. ADJOURNMENT