

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
APRIL 15, 2026**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, April 15, 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: Andrea Eliassen, Treasurer
Ronald Lee, Secretary
Julie Miller, Vice President

Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: Ben Goldberg, President
Jordan Armitage, Member at Large -
Grimaud/R-1

CALL TO ORDER The meeting was called to order at 6:05 PM by Julie Miller, Vice President.

HOMEOWNER FORUM

Seven (7) homeowners attended the meeting. Topics discussed were:

- Pedestrian gate breeches
- Dog park
- Landscaping at corner of Bordeaux and Tropez needs to look better – where Tropez turns into Bordeaux
- Trash that residents don't pick up
- Hibachi grill and other items left on PCH between the bus stop and Starbucks – where the fence indents
- Along Tropez where the vehicles can park on the grass has had a lot of dog feces
- Nails are rusting on a deck
- Water in lagoon patchwork
- Tree trimming
- Melalucas on greenbelt trimming
- Water testing

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 April 15, 2026, to discuss hearings, violations, executive session minutes, delinquencies, legal matters, correspondence sent and employee matters.

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GRIMAUD GENERAL SESSION MATTERS

Grimaud/R-1 Financials

Upon motion duly made, seconded, and unanimously carried, the Board tabled the Broadmoor Grimaud March 31, 2026, financial statements as the Grimaud representative was not in attendance.

CD Renewal(s) None at this time

R-1 Delinquency Report

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

Architectural Applications - None

**BROADMOOR GENERAL SESSION MATTERS
CONSENT CALENDAR**

Upon motion duly made, seconded, and unanimously carried the Board approved the March 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-F and denied item G on the Consent Calendar.

- A. General Session Minutes – March 18, 2026
- B. Financials – March
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
 - \$74,030.02 expires on 4/23/26
 - \$100,000 expires on 4/30/26
 - \$215,000 expires on 5/7/26
 - \$100,000 expires on 5/14/26
 - \$105,000 expires on 5/19/26
 - 100,000 expires on 5/21/26
- D. Delinquency Report – March 2026
- E. Resolution to Record a Lien – C115-01157-1
- F. Resolution to Record a Lien – C115-02630-3
- G. Fee Waiver Request – C115-04232-2 – Denied to waive \$210 in soft costs

TREASURERS REPORT

March 2026

It was reported that as of the month ending March 31, 2026, the Association's Financial Statement reflects operating cash of operating cash of \$36,515.37, reserve assets of \$3,518,459.29, other assets of \$82,905.25, and total assets of \$3,637,879.91. The year-to-date surplus is \$67,777.15, and the total equity is (deficit) (\$37,798.52).

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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 There were no landscape proposals to review.

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance. It was reported that one new application for an outside decal has been received and approved since the last meeting.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance.

Architectural Application(s)

16511 Tropez Upon a motion duly made, seconded, and unanimously carried, the Board approved the application for a kitchen and dining room expansion, bathrooms all cosmetically updated and new flooring installed throughout the home with the condition that work cannot begin until they provide the plans in a 8.5" X 11" or digital format in order for them to be uploaded to the owner's records.

UNFINISHED BUSINESS – None

NEW BUSINESS

Resolution Regarding Future Garage Expansions

Upon a motion duly made, seconded, and unanimously carried, the Board approved the resolution that the Board will no longer approve garage expansions, and any applications by individual owners to modify and expand garages by removing or modifying the rear concrete block foundation wall and/or installing bathroom facilities will be denied. Director Miller voted against.

Resolution Regarding Awning Maintenance and Replacements

Upon a motion duly made, seconded, and unanimously carried, the Board approved the resolution that the association will no longer repair or replace awnings as each one reaches the end of its useful life, at which time the awning will be removed, the mounting bolt holes will be caulked and the stucco will be patched and painted. Any homeowner desiring to replace or install an awning shall submit a Home Modification Application and, if approved by the Board, shall be required to execute a Maintenance and Use Agreement which shall be recorded on the unit's record title.

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Surcharge for Electric Vehicles

Upon a motion duly made, seconded, and unanimously carried, the Board tabled this discussion in order to discuss it with legal counsel.

Possible Disabling of Association Electric for Connected Garages with No Surcharges

Upon a motion duly made, seconded, and unanimously carried, the Board tabled this discussion in order to discuss it with legal counsel.

Demo and Complete Waterproofing Proposals

Upon a motion duly made, seconded, and unanimously carried, the Board tabled the proposals as they were received after the Board packet was completed and the Board needs time to review them.

Owner Correspondence – 3247 Moritz

Upon a motion duly made, seconded, and unanimously carried, the Board denied their request to have the association replace their awning. The Board has formally approved a resolution on this which states: The association will no longer repair or replace awnings as each one reaches the end of its useful life, at which time the awning will be removed, the mounting bolt holes will be caulked and the stucco will be patched and painted. Any homeowner desiring to replace or install an awning shall submit a Home Modification Application and, if approved by the Board, shall be required to execute a Maintenance and Use Agreement which shall be recorded on the unit's record title.

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, May 20, 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 7:19 PM.

ATTEST

Board Signature