

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
APRIL 16, 2025**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, April 16, 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
 Ronald Lee, Secretary
 Andrea Eliassen, Treasurer

 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.

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 16, 2025, to discuss hearings, violations, executive session minutes, delinquencies, correspondence and employee matters.

GRIMAUD GENERAL SESSION MATTERS

Grimaud/R-1 Financials – February & March

 Upon motion duly made, seconded, and carried unanimously, the Board tabled the Broadmoor Grimaud February 28 and March 31, 2025, financial statements.

CD Renewal(s) There were no CD or Treasury Bill renewals at this time.

Grimaud/R-1 Delinquency Report–February & March

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

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

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GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
APRIL 16, 2025**

Reserve Study Upon motion duly made, seconded, and unanimously carried the Board tabled the draft reserve study as submitted by Advanced Reserve Solutions which shows the R-1/Grimaud portion of the Association funded at 107.03%

BROADMOOR GENERAL SESSION MATTERS

CONSENT CALENDAR

Upon motion duly made, seconded, and unanimously carried the Board approved the March 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 – March 19, 2025
- B. Financials – March
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Bills as he deems appropriate:
 - \$122,622.71 expires on 4/24/25
 - \$98,295.97 expires on 5/1/25
 - \$98,214.45 expires on 5/8/25
 - \$96,874.58 expires on 5/15/25
- D. Delinquency Report – March
- E. Items to Ratify
 - Proposal from Alan Smith Pools for acid washing and light sanding at the pool and spa at a cost of \$8,500 with funds to be expended from Reserves.
 - HB Consulting & Construction change order #2 framing deck wall at 16439 Lazare Lane at a cost of \$3,500 with funds to be expended from GL #5843

TREASURERS REPORT

March 2025 It was reported that as of the month ending March 2025 the association's Financial Statement reflects operating cash of \$25,305.85, reserve assets of \$2,798,737.07, other assets of \$91,198.26, and total assets of \$2,915,241.20. The year-to-date (deficit) is (\$56,838.70) and the total equity is \$19,749.33.

COMMITTEE REPORTS

Social Committee Committee member Julie Mann was in attendance and reported that they have come up with three events for this year: (1) wine and wind-down one Friday a month; (2) end of summer party; and (3) a Halloween pub crawl.

Landscape Committee Report
No Committee members were in attendance.

Landscape Proposals There were no Landscape Proposals.

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APRIL 16, 2025**

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance and he stated that 2 new applications for an outside decal were submitted since the last meeting.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance.

Architectural Applications

There was one Architectural Application brought to the meeting for Board review.

16578 Bordeaux Lane Upon motion duly made, seconded, and unanimously carried, the Board approved the homeowner's application for plumbing repairs.

UNFINISHED BUSINESS

Restated Governing Documents

The Board provided a verbal update on the restated governing documents.

Remove & Replace Colored Stamped Concrete Near 16551 Bordeaux

Upon motion duly made, seconded, and unanimously carried, the Board approved 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.

NEW BUSINESS

Indemnity Report

Upon motion duly made, seconded, and unanimously carried, the Board approved to add this back to the August agenda for discussion.

Motus Insurance Renewal

Upon motion duly made, seconded, and unanimously carried, the Board approved the Motus Insurance Renewal for the base enrollment fee for earthquake insurance for the period of 5/1/25-5/1/26 at a cost of \$850.

Spectrum Bulk Service Agreement

Upon motion duly made, seconded, and unanimously carried, the Board approved entering into a five-year bulk service agreement at a base cost of \$11,028.80 per month (\$45.20 per unit) with a one-time door fee rebate of \$200 per unit or \$48,800. Service under the new contract will begin 60-days after the contract is signed by Spectrum with payment of the door fee to the association 30 days after service commences. It is noted that the Operator may increase the Bulk Service Fee by 3% each year beginning January 2027.

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The new CC&Rs allows the association to negotiate a multi-year contract for such services. The board was able to negotiate reducing fees \$12.28 per unit per month (21.4% rate decrease), an increase in internet speed from 400 mbps to 600 mbps, a reduction in any annual price increase from 4% to 3%, the addition of an extra set-top cable box to each household, and allowing residents to switch out their two cable boxes for two streaming devices.

CalTrans Easement for PCH Improvements

Upon motion duly made, seconded, and unanimously carried, the Board approved to move the \$18,240 in GL 2027 to GL 4027 "CalTrans Easement".

Reserve Study

Upon motion duly made, seconded, and unanimously carried, the Board approved the draft reserve study as submitted by Advanced Reserve Solutions which shows the Broadmoor portion of the Association funded at 40.22%.

Revision to the Grandfathered Vehicle Parking Pass Discussion

Upon motion duly made, seconded, and unanimously carried, the Board approved to not make any revisions to the Grandfathered Vehicle Parking Pass.

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 21, 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 6:35 PM.

ATTEST

Board Signature