

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
Monthly Meeting of the Board of Directors
Wednesday, May 20, 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 – April 15, 2026
 - B. Delinquency Report – April
 - 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 - None**
- 6. GRIMAUD EXECUTIVE MATTERS**
 - A. March & April 2026 Delinquency Reports
 - B. Hearing - 1
 - C. 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 & April 2026 Financials
- B. CD & Treasury Bill Renewal(s)
- C. March & April 2026 Delinquency Reports
- D. Architectural Applications
- E. Gate Repairs & Replacement
- F. Annual Gate Maintenance
- G. Reserve Study

BROADMOOR GENERAL SESSION BUSINESS

5. CONSENT CALENDAR

- A. General Session Minutes – April 15, 2026
- B. April 2026 Financials
- C. CD & Treasury Bill Renewals
- D. April 2026 Delinquency Report
- E. Ratify
 - Lang Roofing proposal to replace skylight
 - Jon Emericks proposal to replace handrails at tennis court stairs & Northside of lagoon
 - Jon Emericks proposal to replace balcony railing at 2 locations
 - Jon Emericks proposal to replace balcony railing at 2 locations
 - Calico Building Services – stucco & flashing repairs at 3 locations

6. TREASURERS REPORT

7. COMMITTEE REPORTS

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

8. UNFINISHED BUSINESS

- A. Surcharge for Electric Vehicles
- B. Possible Disabling of Association Electric for Connected Garage with no Surcharges
- C. Demo & Complete Waterproofing Proposals

9. NEW BUSINESS

- A. Annual Legal Retainer Renewal
- B. Harvest Fuel Surcharge
- C. Proposed Change to Election Rules
- D. Reserve Study
- E. Election Results & Director Positions

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, June 17, 2026 at 6:00 PM

12. ADJOURNMENT