

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
MAY 20, 2026**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, May 20, 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: Ben Goldberg, President
Ronald Lee, Secretary
Jordan Armitage, Member at Large -
Grimaud/R-1

Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: Julie Miller, Vice President
Andrea Eliassen, Treasurer

CALL TO ORDER The meeting was called to order at 6:00PM by Ben Goldberg, President.

HOMEOWNER FORUM

Six (6) homeowners attended the meeting. Topics discussed were:

- Fixed screen doors
- Lagoon appearance
- Trees along the lagoon
- Feeding squirrels
- Honeysuckle on Tropez
- Entryway landings
- Audit mailout- reserve funds
- Pedestrian gate breaches
- Streets
- Parking signs
- Awnings

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 May 20, 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 - March

Upon motion duly made, seconded, and unanimously carried, the Board approved the Broadmoor Grimaud March 31, 2026 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.

Grimaud/R-1 Financials - April

Upon motion duly made, seconded, and unanimously carried, the Board approved the Broadmoor Grimaud April 30, 2026 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.

CD Renewal(s) None at this time.

R-1 Delinquency Reports

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

Architectural Applications - None

Gate Repairs & Replacement

Upon motion duly made, seconded, and unanimously carried, the Board approved the proposal submitted by Jon Emerick's Iron Works for repairs to the Admiralty and Beach gates at a cost NTE \$2,500 with funds to be expended from Operating.

Annual General Maintenance

Upon motion duly made, seconded, and unanimously carried, the Board approved to allow Director Armitage to approve individual repairs in amounts up to \$1,000 each for any general maintenance needed without prior Board approval. However, the Board shall be required to ratify each expenditure at its earliest opportunity at a general session meeting.

Grimaud Reserve Study

Upon motion duly made, seconded, and unanimously carried, the Board approved the Grimaud Draft Reserve Study submitted by Advanced Reserve Solutions which shows the Grimaud portion funded at 109.32%.

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**BROADMOOR GENERAL SESSION MATTERS
CONSENT CALENDAR**

Upon motion duly made, seconded, and unanimously carried the Board approved the April 30, 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 on the Consent Calendar.

- A. General Session Minutes – April 15, 2026
- B. Financials –April
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
 - \$130,000 expires on 5/31/26
 - \$165,000 expires on 6/04/26
 - \$50,000 expires on 6/04/26
 - \$110,000 expires on 6/11/26
 - \$120,000 expires on 6/18/26
- D. New Business to be Ratified
 - Lang Roofing - proposal to replace a skylight (Option #2) at 3215 Francois at a cost of \$2,516 with funds to be expended from Reserves
 - Jon Emericks Iron Works – proposal to remove and replace handrails at the stairs by the tennis court and also at the northside of the lagoon at a cost of \$3,150 with funds to be expended from Reserves
 - Jon Emericks Iron Works – proposal to fabricate balcony railing at 16521 Tropez and 16581 Bordeaux at a cost of \$3,310 with funds to be expended from Reserves
 - Jon Emericks Iron Works – proposal to fabricate balcony railing at 16545 Tropez at a cost of \$1,885 with funds to be expended from Reserves
 - Calico Building Services - proposal for stucco and flashing repairs at 3215 Francois, 3291 Francois and 3281 Francois at a cost of \$5,058 with funds to be expended from Operating

TREASURERS REPORT

April 2026

There was no treasurer’s report as the Treasurer was not in attendance.

COMMITTEE REPORTS

Social Committee

Committee member, Julie Mann, was not in attendance.

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Landscape Committee Report

Landscape Committee Chair, Melanie McCarthy, was in attendance.

Landscape Proposals

Upon a motion duly made, seconded, and unanimously carried, the Board approved the following proposals submitted by Harvest Landscape

Proposal #	Description	Price
161718	Install a plant and transplant a bird of paradise	\$333.78

Lagoon Ceramic Pots

Upon a motion duly made, seconded, and unanimously carried, the Board resolved not to replace the ceramic pots at the lagoon entrance at this time, despite some cracks appearing due to growth and expansion of the ponytail palms. Current cracks have been caulked and painted to match and the pots are still functional. The Board and landscape committee will re-evaluate the need for replacements as remaining pots continue to crack.

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was not in attendance.

Architectural Application(s) - None

UNFINISHED BUSINESS

Surcharge for Electric Vehicles

Upon a motion duly made, seconded, and unanimously carried, the Board approved a proposal submitted by Roseman Law to provide an Electrical Vehicle Charging Station Policy at a cost NTE \$1,000.

Possible Disabling of Association Electric for Connected Garages with No Surcharges

Upon a motion duly made, seconded, and unanimously carried, the Board approved to draft an Electric Vehicle Charging Station Policy at a cost NTE \$1,000.

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Demo and Complete Waterproofing Proposals

Upon a motion duly made, seconded, and unanimously carried, the Board approved proposal #8387 submitted by Prestige Deck Coating to install a “The Flex Decking System” at 16347 Grenoble at a cost of \$4,800 with funds to be expended from Operating.

NEW BUSINESS

Annual Legal Retainer Renewal

Upon a motion duly made, seconded, and unanimously carried, the Board approved the renewal of General Counsel Annual Retainer Program for Roseman Law at a cost of \$850.

Harvest Landscape Fuel Surcharge

Upon a motion duly made, seconded, and unanimously carried, the Board approved Harvest Landscape’s invoice for a 3% fuel surcharge monthly beginning April 2026 due to the current high cost of gas. The surcharge is only approved for April, May and June at which time the Board will reconsider further approval of payment of the surcharge. Harvest is to re-submit new surcharge request prior to July. The 3% surcharge is based on the monthly contract.

Proposed Changes to Election Rules

Upon a motion duly made, seconded, and unanimously carried, the Board accepted the proposed changes to the annual election rules. They have been posted at the bulletin Boards for 28-day comment and review period and will be formally considered for adoption at the June meeting. The proposed changes simply update the election rules to conform to the new CC&Rs.

Reserve Study

Upon a motion duly made, seconded, and unanimously carried, the Board approved the draft reserve study submitted by Advanced Reserve Solutions which shows the Association funded at 44.38% pending final review and approval by the Reserve Study Committee.

Election Results

It was noted that the Association held a successful annual meeting on April 15, 2026, and the results of the election were announced as follows:

- Andrea Eliassen: 130 votes
- Ben Goldberg: 132 votes
- Ronald Lee: 135 votes
- Julie Miller: 133 votes
- Jordan Armitage: 12 votes (Grimaud/R-1)

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Director Positions Upon a motion duly made, seconded, and unanimously carried, the Board approved to keep the same Officer positions as currently being held.

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, June 17, 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 6:50 PM.

ATTEST

Board Signature

DRAFT