

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
MAY 21, 2025**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, May 21, 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

- Seven (7) homeowners attended the meeting. Topics discussed were:
- Lagoon appearance
 - Insurance claims causing Association insurance to be dropped resulting in a new insurance policy at a much higher amount
 - Board member term limits
 - Earthquake insurance
 - Insurance claim and how much the Association paid
 - Membership used to be able to vote on big ticket items
 - Cost of removal of the window boxes
 - Concrete damage
 - Motus insurance

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 21, 2025, to discuss hearings, violations, executive session minutes, delinquencies, correspondence and employee matters.

GRIMAUD GENERAL SESSION MATTERS

Grimaud/R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud February 28, March 31, and April 30, 2025, financial statements at Director Armitage's written direction and

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
MAY 21, 2025**

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

R-1 Delinquency Reports

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud February, March and April 2025 delinquency reports at Director Armitage's written direction.

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

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 R-1/Grimaud portion of the Association funded at 107.03% at Director Armitage's written direction.

Draft 2025-2026 Budget

Upon a motion made and seconded, the Board unanimously approved the draft 2025-2026 budget reflecting a 20% increase in assessments at Director Armitage's written direction bringing dues from \$144 to \$172 per year. In addition, upon motion duly made and seconded, the Board unanimously confirms its policy that with the approval of the budget, it authorizes the transfers of the approved expenses including but not limited to utilities, insurance payments, monthly reserve transfers and approved contracts that may be in excess of \$10,000 or 5% of the total reserves and operating funds, whichever is lower at Director Armitage's written direction.

**BROADMOOR GENERAL SESSION MATTERS
CONSENT CALENDAR**

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

- A. General Session Minutes – April 16, 2025
- B. Financials – April
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Bills as he deems appropriate:
 - \$98,177.62 expires on 5/29/25
 - \$211,177.62 expires on 6/5/25
 - \$95,675.93 expires on 6/12/25
 - \$98,402.26 expires on 6/20/25

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
MAY 21, 2025**

D. Delinquency Report – April

TREASURERS REPORT

April 2025 It was reported that as of the month ending April 2025 the association's Financial Statement reflects operating cash of \$35,769.57, reserve assets of \$2,862,225.70, other assets of \$86,154.43, and total assets of \$2,862,225.70. The year-to-date (deficit) is (\$70,093.26) and the total equity is \$6,494.77.

COMMITTEE REPORTS

Social Committee Committee member, Julie Mann, was not in attendance.

Landscape Committee Report

Landscape Committee Chair, Melanie McCarthy, was in attendance.

Landscape Proposals There were no Landscape Proposals.

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was not in attendance.

Architectural Applications

There were no Architectural Applications brought to the meeting for Board review.

UNFINISHED BUSINESS – There was no Unfinished Business

NEW BUSINESS

Insurance – Risk Management Findings & Subsequent New Charcoal BBQ Policy

It was noted that Philadelphia Insurance recently completed a risk management inspection of the Association and they have found one item that is considered critical which is charcoal BBQ's. They are requesting that the Association put a policy in place for the removal of charcoal grills from all balconies and to also a policy on Safe Propane BBQ grilling on premises. Upon motion duly made, seconded, and unanimously carried, the Board approved the following policy which has already been posted for the required 30-day comment and review period and will be formally adopted at the June meeting.

Barbecues

As a requirement of the association's insurance carrier's underwriters, the use of charcoal barbecues is strictly prohibited anywhere within the

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GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
MAY 21, 2025**

complex. Propane and natural gas barbecues and wood pellet smokers are still permitted. When in use barbecues on patios and balconies must be located toward the center of the main railing or parapet wall and as far away from building walls as possible, ideally at least three feet. It is also recommended to keep a fire extinguisher on hand in the unlikely event of an unexpected flair up. Keeping your BBQ clean and in good operating condition will help avoid any unintended safety issues and reduce the likelihood of any damage to the buildings.

General Legal Counsel Annual Retainer Program (GCAR)

Upon motion duly made, seconded, and unanimously carried, the Board approved a proposal submitted by Roseman Law for an annual retainer program at a cost of \$850.

HB Consulting & Construction – May 5, 2025 Contract

Upon motion duly made, seconded, and unanimously carried, the Board approved the contract with HB Consulting dated May 5, 2025, and payment in the amount of \$6,000 for common area lath & stucco repairs at the exterior of 16439 Lazare Lane. Funds are to be expended from GL #5843.

Draft 2025-2026 Budget

Upon a motion made and seconded, the Board unanimously tabled the draft budget to the June meeting.

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 18, 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 6:31 PM.

ATTEST

Board Signature