

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, June 17, 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: Julie Miller, Vice President
Andrea Eliassen, Treasurer
Ronald Lee, Secretary
Jordan Armitage, Member at Large - Grimaud/R-1

Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: Ben Goldberg, President

CALL TO ORDER The meeting was called to order at 6:00 PM by Julie Miller, Vice President.

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

- Architectural applications
- Building exteriors
- Lagoon water appearance
- Lagoon bridges
- Streets
- Association signs

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 June 17, 2026, to discuss hearings, violations, executive session minutes, delinquencies, legal matters, correspondence sent and employee matters.

GRIMAUD GENERAL SESSION MATTERS
Grimaud/R-1 Financials - May
Upon motion duly made, seconded, and unanimously carried, the Board approved the Broadmoor Grimaud May 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.

CD Renewal(s) None at this time.

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R-1 Delinquency Reports

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

Architectural Applications - None

R-1 Home Modification Application Updates

Upon motion duly made, seconded, and unanimously carried, the Board approved the updates made by Director Armitage to the R-1 Home Modification Application.

**BROADMOOR GENERAL SESSION MATTERS
CONSENT CALENDAR**

Upon motion duly made, seconded, and unanimously carried the Board approved the May 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-E on the Consent Calendar.

- A. General Session Minutes – May 20, 2026
- B. Financials –May
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
 - \$250,000 expires on 6/25/26
 - \$190,000 expires on 6/30/26
 - \$100,000 expires on 7/07/26
 - \$150,000 expires on 7/14/26
 - \$105,000 expires on 7/16/26
- D. Delinquency Report - May
- E. New Business to be Ratified for Reclassification to Reserves

Vendor	GL Code	Amount	Description	Reclass To
Jon Emerick	5820 O/S Services - Repairs Exp	\$880.00	Repair Perimeter gate-topper fence panel	3048 Capital/Common Area Improvements
Taylor Courts	5820 O/S Services - Repairs Exp	\$2,950.00	Tennis court repairs	3022 Tennis Courts
Royal Access	5855 Vehicle Gate	\$1,695.00	Replaced lift master motor - Moritz gate	3012 Vehicle Gate

TREASURERS REPORT

May 2026

It was reported by Director Eliassen that as of the month ending May 31, 2026, the Association's Financial Statement reflects operating cash of operating cash of \$42,938.60 reserve assets of \$3,644,428.54, other

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assets of \$76,870.10, and total assets of \$3,764,237.24. The year-to-date surplus is \$77,717.33, and the total equity is (deficit) (\$27,858.34).

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 brought to the meeting.

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance and reported there have been no new applications.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance.

Architectural Application(s) - None

3207 Moritz Drive Upon a motion duly made, seconded, and unanimously carried, the Board approved an architectural application to install 2 new sliding glass doors and all new windows which must be dark bronze in color.

16490 Bordeaux Upon a motion duly made, seconded, and unanimously carried, the Board approved an architectural application to install a new patio deck which will look like brick.

16552 Bordeaux – Screen Door

Upon a motion duly made, seconded, and unanimously carried, the Board requested that it be removed from the agenda.

UNFINISHED BUSINESS

Surcharge for Electric Vehicles

Upon a motion duly made, seconded, and unanimously carried, the Board tabled discussion on this item as we are expecting to receive an Electrical Vehicle Charging Station Policy by Roseman Law.

Possible Disabling of Association Electric for Connected Garages with No Surcharges

Upon a motion duly made, seconded, and unanimously carried, the Board tabled discussion on this item as we are expecting to receive an Electrical Vehicle Charging Station Policy by Roseman Law.

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Harvest Fuel Surcharge

Upon a motion duly made, seconded, and unanimously carried, the Board denied Harvest Landscape's request for a 3% fuel surcharge for any month after June. This is due to the cost of gas prices lowering.

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 the 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.

Draft Reserve Study Upon a motion duly made, seconded, and unanimously carried, the Board tabled 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.

Draft 2026-2027 Budget

Upon a motion duly made, seconded, and unanimously carried, the Board tabled the draft budget as the reserve study has not yet been finalized.

NEW BUSINESS

Audit & Taxes Proposal

Upon a motion duly made, seconded, and unanimously carried, the Board tabled a proposal submitted by Inouye, Shively, Klatt & McCorvey to prepare the Association's annual audit and taxes for the FYE August 31, 2026, at a cost of \$3,000.

Homeowner Correspondence

The Board reviewed the owner's correspondence regarding panic bars on the pedestrian gates. The association gates are inspected by the fire department annually. The association is in compliance with city codes.

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, July 15, 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 6:17 PM.

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ATTEST

Board Signature