

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JUNE 18, 2025**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, June 18, 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
 Jordan Armitage, Member at Large -
 Grimaud/R-1

 Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: None

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

HOMEOWNER FORUM

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

- Violation
- Gate breeches

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 18, 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 May 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.

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

R-1 Delinquency Report

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud May 2025 delinquency report.

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

Draft 2025-2026 Budget

It was noted that the Grimaud draft budget was approved at the May meeting but was left on the agenda in case any changes needed to be made due to Broadmoor's budget not being approved until the June meeting. No further action is needed.

BROADMOOR GENERAL SESSION MATTERS

CONSENT CALENDAR

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

- A. General Session Minutes – May 21, 2025
- B. Financials – May
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Bills as he deems appropriate:
 - \$250,000 expires on 6/30/25
 - \$98,837.61 expires on 7/1/25
 - \$100,000 expires on 7/15/25
- D. Delinquency Report – May
- E. Ratify – Borrow \$50,000 from Reserves to Operating in order to pay the Association's insurance premium which will be paid back within the 2025-2026 fiscal year

TREASURERS REPORT

May 2025 It was reported that as of the month ending May 2025 the association's Financial Statement reflects operating cash of \$13,815.13, reserve assets of \$2,941,528.46, other assets of \$80,808.51, and total assets of \$3,036,152.10. The year-to-date (deficit) is (\$95,056.03) and the total equity is (deficit) (\$18,468.00).

COMMITTEE REPORTS

Social Committee Committee member, Julie Mann, was not in attendance. Director Goldberg reported that there is a monthly "Wine and Unwind Friday" event starting June 27 from 5-7 pm and is scheduled through the last Friday of September.

Landscape Committee Report

Landscape Committee Chair, Melanie McCarthy, was not in attendance.

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Landscape Proposals There were no Landscape Proposals.

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance. It was reported that the Committee has received 2 outside decal applications with one being approved and one to be inspected after the Board meeting.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance.

Architectural Applications

There were three Architectural Applications brought to the meeting for Board review.

16571 Bordeaux Upon a motion made and seconded, the Board unanimously approved the application to enclose their patio. A City of Huntington Beach building permit is required along with an indemnity agreement.

16455 Germain Upon a motion made and seconded, the Board unanimously approved the application to install a retractable awning on their living room patio.

16437 Lazare Upon a motion made and seconded, the Board approved the application to install three 40 watt puck lights at the garage door framing facing down. Director Lee abstained.

UNFINISHED BUSINESS

Insurance – Risk Management Findings & Subsequent New Charcoal BBQ Policy

It was noted that the Board approved a policy for the removal of charcoal grills from all balconies and also a policy on Safe Propane BBQ grilling on premises at the May meeting and it was mistakenly kept on the June agenda.

Draft 2025-2026 Budget

Upon a motion made and seconded, the Board unanimously approved the draft budget reflecting a 0% increase in assessments keeping dues at \$648 per month. 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.

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NEW BUSINESS

Audit and Taxes Proposal

Upon a motion made and seconded, the Board unanimously approved a proposal submitted by Inouye Shively Klatt & McCorvey to complete the Association's audit and income taxes for the year ended August 31, 2025 at a cost of \$2,250.

Tennis Court Repairs Upon a motion made and seconded, the Board unanimously approved a proposal submitted by Taylor Tennis Courts to patch 2 tennis courts at a cost of \$2,950 with funds to be expended from Operating.

Awnings The Board discussed awnings and it was resolved to consider putting a policy in place regarding awnings. This item will go back on a future agenda.

Add Item to Agenda as an Emergency

Upon a motion made and seconded, the Board unanimously approved to add spa pump replacement to the agenda as an emergency.

Spa Circulation Pump Replacement Proposal

Upon a motion made and seconded, the Board unanimously approved proposal #8465 submitted by Best Pool Service to replace the Association's spa circulation pump at a cost of \$2,669.46 with funds to be expended from Reserves.

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 16, 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 6:45 PM.

ATTEST

Board Signature