

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JULY 15, 2026**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, July 15, 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
 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: None

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

HOMEOWNER FORUM

Eight (8) homeowners attended the meeting. Topics raised by homeowners were:

- Bridge repairs
- Bridge cleaning
- Repairs at home
- EVCS policy
- Entry deck painting
- Maintenance request follow-up by Management
- Membership voting on Board decisions
- Screen door
- Security breaches
- Porta-potty on Tropez
- 2026-2027 Budget and upcoming Association projects

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 July 15, 2026, to discuss hearings, violations, executive session minutes, delinquencies, legal matters, correspondence sent and employee matters.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JULY 15, 2026**

GRIMAUD GENERAL SESSION MATTERS

Grimaud/R-1 Financials - June

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

Architectural Applications

16422 Grimaud – Dock Work/Dock Replacement

The Board reviewed the HMA submitted by the owner which states that it is a repair and not a modification. It was noted that the Board does not agree with the owner and considers this to be a replacement of the dock structure requiring approval in advance of completion. Upon motion duly made, seconded, and unanimously carried, the Board approved the HMA and recommended that the owner obtain a permit for the completed work.

R-1 2026-2027 Budget

Upon motion duly made, seconded, and unanimously carried, the Board approved the draft budget reflecting an increase in assessments from \$172 to \$200 a year. In addition, upon motion duly made and seconded the Board 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.

BROADMOOR GENERAL SESSION MATTERS

CONSENT CALENDAR

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

- A. General Session Minutes – June 17, 2026
- B. Financials – June

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JULY 15, 2026**

- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
 - \$100,000 expires on 7/23/26
 - \$250,000 expires on 7/31/26
 - \$110,000 expires on 8/04/26
 - \$150,000 expires on 8/11/26
 - \$175,000 expires on 8/15/26
 - \$100,000 expires on 8/15/26
- D. Delinquency Report - June
- E. New Business to be Ratified
 - Cancel the previously approved proposal submitted by HB Consulting to remove and replace stucco on the exterior of 16514 Bordeaux. Based on a recent water intrusion report there was a revised scope of the project and the Board approved proposal #powerstone.broadmoor.16541bordeaux.07032026 submitted by Calico Building Services at a cost of \$2,108 with funds to be expended from Reserves.

TREASURERS REPORT

June 2026

It was reported by Director Eliassen that as of the month ending June 30, 2026, the Association's Financial Statement reflects operating cash of operating cash of \$36,144.14 reserve assets of \$3,684,959.03, other assets of \$76,901.21, and total assets of \$3,798,004.38. The year-to-date surplus is \$77,901.21, and the total equity is (deficit) (\$41,729.21).

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 brought to the meeting.

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance but submitted his report in advance that one outside decal was issued to a residence this past month. The owner simply replaced the outside vehicle with a new one.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JULY 15, 2026**

Architectural Application(s) - None

16437 Lazare Upon a motion duly made, seconded, and carried, the Board approved an architectural application to replace a front slider door with a new retrofit vinyl slider. Exterior color is to be dark bronze. Director Lee abstained.

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.

Draft Reserve Study Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2nd version of the draft reserve study submitted by Advanced Reserve Solutions which shows the Association funded at 44.47%.

Draft 2026-2027 Budget

Upon a motion duly made, seconded, and unanimously carried, the Board approved the draft budget reflecting a 5.7% increase in assessments bringing dues from \$648 to \$685 per month. In addition, upon motion duly made and seconded the Board 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.

Audit & Taxes Proposal

Upon a motion duly made, seconded, and unanimously carried, the Board tabled a proposal to prepare the Association's annual audit and taxes for the FYE August 31, 2026, as Management is in the process of requesting two additional proposals.

NEW BUSINESS

Dog Park Proposals Upon a motion duly made, seconded, and unanimously carried, the Board approved to install a fenced-in dog park. Installation is contingent upon receiving funds donated from membership as no funds have been reserved or are currently available for this project. No association funding

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JULY 15, 2026**

has been approved for this project. The fencing will be green coated chain link and will be installed at the end of the greenbelt at the corner of Admiralty Drive and Pacific Coast Highway and located behind the garages and the Association's chemical shed and extend to Admiralty Drive. It was noted that the Board will reach out to the membership to request monetary contributions.

AB1572 Nonfunctional Turf Removal

The Board reviewed the information submitted by Harvest Landscape regarding California Assembly Bill 1572 which mandates the removal of non-functional turf in all HOAs, as the use of potable water to irrigate these areas is now considered wasteful. They have provided a proposal to remove approximately 13,473.37 SF of non-functional turf and estimate the total project cost to be \$94,315.90 as they state that Homeowners' associations must transition to reclaimed water for non-recreational areas starting 1/1/29. Upon a motion duly made, seconded, and unanimously carried, the Board tabled the proposal and agreed with Management's recommendation to meet with representatives of Municipal Water District of Orange County (MWDOC) to discuss the bill further.

Reserve Study Committee

Upon a motion duly made, seconded, and unanimously carried, the Board approved to dissolve the Reserve Study Committee.

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, August 19, 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 7:20 PM.

ATTEST

Board Signature