

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
JULY 16, 2025**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, July 16, 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: Julie Miller, Vice President
 Ronald Lee, Secretary
 Andrea Eliassen, Treasurer

 Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: Ben Goldberg, President
 Jordan Armitage, Member at Large -
 Grimaud/R-1

CALL TO ORDER The meeting was called to order at 6:03 PM by Julie Miller, Vice President.

HOMEOWNER FORUM

Nine (9) homeowners attended the meeting. Topics discussed were:

- Maintenance crew pressure washing the sidewalks where there are bird feces
- Is there a plan to clean the dirty awnings?
- Pedestrian gate breeches
- Lagoon fountain looks great
- AB 130
- Used to look like a more upscale complex and over the years things have been removed. The awnings should remain.
- Seems to be an abundance of signs throughout the Association

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 16, 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 tabled the Broadmoor Grimaud June 30, 2025, financial statements.

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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 tabled the Broadmoor Grimaud June 2025 delinquency report.

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

BROADMOOR GENERAL SESSION MATTERS

CONSENT CALENDAR

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

A. General Session Minutes – June 18, 2025

B. Financials – June

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 – June

E. Resolution to Record a Lien – C115-00137-1

TREASURERS REPORT

June 2025 It was reported that as of the month ending June 30, 2025 the association's Financial Statement reflects operating cash of \$41,633.63, reserve assets of \$3,027,723.23, other assets of \$76,201.33, and total assets of \$3,145,558.19. The year-to-date (deficit) is (\$123,989.75) and the total equity is (deficit) (\$47,401.72).

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

Proposal #	Description	Price
142225	16551 Tropez – plant install	\$475.00
142227	16491 Tropez – plant install	\$132.00
142230	16400 Martin – tree install	\$208.47

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	15-gallon Marina Strawberry	
144792	16433 Martin – plant install	\$169.00

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance. It was reported that the Committee has received two outside decal applications since the last meeting.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance.

Architectural Applications

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

3261 Moritz Drive Upon a motion made and seconded, the Board unanimously approved the architectural application to enclose the balcony where the elevator is located which requires an indemnity agreement.

3261 Moritz Drive Upon a motion made and seconded, the Board unanimously approved the architectural application to install a window where the new enclosure will be and a second window will be added to the main home.

UNFINISHED BUSINESS - There was no Unfinished Business

NEW BUSINESS

Draft Solar Policy Upon a motion made and seconded, the Board unanimously approved the wording for a draft solar policy provided by Roseman Law. It was noted that the policy has been posted for the required 28-day review and comment period before it can be formally approved at the August meeting.

New Legislation AB 130 – Effects Fines

On June 30, 2025, the California governor signed a state budget that includes new legislation (AB 130) addressing affordable housing. Within AB 130, there are amendments to Civil Codes 5850 and 5855 concerning violation fines. It was determined that the Board will revise the fine policy to reflect the changes.

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Street Paver Proposals

Upon a motion made and seconded, the Board unanimously approved to table the proposals as one vendor needs to revise their proposal and once received the Board will meet with all three vendors to walk the property at the same time.

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 20, 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 7:01 PM.

ATTEST

Board Signature