

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION**  
**Monthly Meeting of Board of Directors**  
**Wednesday, August 19, 2026**  
**Calvary Chapel of The Harbour**  
**4121 Warner Avenue**

**AGENDA**

**EXECUTIVE SESSION**

Pursuant to Civil Code Section 4935 (a), an Executive Session Meeting will be held to consider any of the following: legal issues, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Section 5665. ***This is a closed session meeting and is not open to owners unless specifically agreed to by the Board per Civil Code Section 4925 (a).***

**1. CALL TO ORDER – 5:15 PM**

**2. CONSENT CALENDAR**

- A. Executive Session Minutes – July 15, 2026
- B. Delinquency Report – July
- C. Personnel – Timesheets & Earning Statements
- D. Parking Reports & Parking Violation Letters
- E. Correspondence Sent

**3. HEARINGS & VIOLATIONS - 1**

**4. UNFINISHED BUSINESS**

- A. Legal Response to Records Request

**5. NEW BUSINESS**

- A. Shared Plumbing Pipes Repairs & Billing Discussion

**6. GRIMAUD EXECUTIVE MATTERS**

- A. July 2026 Delinquency Report
- B. Correspondence Sent

**7. ADJOURNMENT**

**GENERAL SESSION**

**1. CALL TO ORDER – 6:00 PM**

**2. HOMEOWNER FORUM**

Homeowner Forum is an opportunity for members to address the Board directly. Depending upon the length of the business agenda, the Board may assign time limits for each homeowner (3 minutes). The Board is not obligated to provide a response to the homeowners at that time but may take the information under advisement and add to future agendas for any decisions if need be.

**3. EXECUTIVE SESSION DISCLOSURE**

**4. GRIMAUD GENERAL SESSION BUSINESS**

- A. July 2026 Financials
- B. CD & Treasury Bill Renewal(s)
- C. July 2026 Delinquency Report
- D. Architectural Applications
- E. R-1 Architectural Application Revision

**BROADMOOR GENERAL SESSION BUSINESS**

**5. CONSENT CALENDAR**

- A. General Session Minutes – July 15, 2026
- B. July 2026 Financials
- C. CD & Treasury Bill Renewals
- D. July 2026 Delinquency Report
- E. Ratify
  - Fenn Termite & Pest Control Invoice #722734 for beehive extraction

**6. TREASURERS REPORT**

**7. COMMITTEE REPORTS**

- A. Social Committee Report
- B. Landscape Committee Report
- C. Landscape Proposals
- D. Parking Committee Report
- E. Architectural Advisory Committee Report
- F. Architectural Applications

**8. UNFINISHED BUSINESS**

- A. Surcharge for Electric Vehicles - EVCS Policy
- B. Possible Disabling of Association Electric for Connected Garages with No Surcharge – EVCS Policy
- C. Audit & Taxes Preparation Proposals
- D. AB1572 Nonfunctional Turf Removal Proposal

**9. NEW BUSINESS**

- A. Storage Pods During Remodeling/Moving Policy

**10. MANAGEMENT REPORTS (Review Only)**

- A. Action List
- B. Property Inspection Report
- C. Open Violation Report
- D. Open Work Order Report
- E. Annual Calendar
- F. Association Map

**11. ANNOUNCEMENT**

Next General Session meeting scheduled for Wednesday, September 16, 2026 at 6:00 PM

**12. ADJOURNMENT**