

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, August 19, 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

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

- Board/membership liaison
- Board/membership liaison
- Financial reports
- Waste disposal
- AB1572 Non-functional turf removal
- Screen door
- Dog park donations
- Stucco leak
- Lagoon
- Streets
- Construction materials
- Signs
- R-1 Grimaud HMA
- Wood chipping
- Pedestrian gates
- Seagulls
- Speeding vehicles
- Dogs off leash
- Trash
- Dog waste

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
AUGUST 19, 2026**

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 August 19, 2026, to discuss hearings, violations, executive session minutes, delinquencies, legal matters, correspondence sent and employee matters.

GRIMAUD GENERAL SESSION MATTERS

Grimaud/R-1 Financials - July

Upon motion duly made, seconded, and unanimously carried, the Board approved the Broadmoor Grimaud July 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.

R-1 Delinquency Report

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

Architectural Applications

16416 Grimaud Upon motion duly made, seconded, and unanimously carried, the Board denied the architectural application to demolish and build a new home.

16502 Grimaud Upon motion duly made, seconded, and unanimously carried, the Board approved the architectural application to upgrade the landscaping.

R-1 Architectural Application Revisions

Upon motion duly made, seconded, and unanimously carried, the Board approved the revisions to the R-1/Grimaud Architectural Application. It was noted that the revisions were posted for the required 28-day review and comment period.

Gate Repairs & Replacement

Upon motion duly made, seconded, and unanimously carried, the Board approved the revised proposal submitted by Jon Emerick's Iron Works for replacement to the Admiralty and Beach gates at a cost of \$3,060 with funds to be expended from Reserves (contingency). It was determined that both gates needed to be replaced rather than be repaired.

BROADMOOR GENERAL SESSION MATTERS

CONSENT CALENDAR

Upon motion duly made, seconded, and unanimously carried the Board approved the July 31, 2026 financial statement and ratified the review by

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
AUGUST 19, 2026**

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 – July 15, 2026
- B. Financials – July
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
 - \$110,000 expires on 8/25/26
 - \$160,000 expires on 8/31/26
 - \$150,000 expires on 9/8/26
 - \$250,000 expires on 9/10/26
 - \$190,000 expires on 9/17/26
- D. Delinquency Report - July
- E. New Business to be Ratified
 - Lang Roofing proposal for a skylight replacement at 3235 Moritz at a cost of \$2,516 with funds to be expended from GL #5820
 - Lang Roofing proposal for a skylight replacement at 16425 Martin at a cost of \$2,516 with funds to be expended from GL #5820
 - Fenn Pest Control invoice #722734 for bee extraction at 16596 Bordeaux Lane at a cost of \$2,200

TREASURERS REPORT

July 2026

It was reported by Director Eliassen that as of the month ending July 31, 2026, the Association's Financial Statement reflects operating cash of \$21,655.83, reserve assets of \$3,743,089.93, other assets of \$72,426.63, and total assets of \$3,743,089.93. The year-to-date surplus is \$48,464.27, and the total equity is (deficit) (\$57,111.40).

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 duly made, seconded, and carried, the Board made the following decisions on the proposals submitted by Harvest Landscape:

Proposal #	Description	Price
165821	Approved - Summer palm tree trimming Minus the \$1,715 line item	\$8,770
165822	Tabled - Fall pruning Crown reduction Crown clean	\$12,591 \$340 <u>\$528</u>

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
AUGUST 19, 2026**

	TOTAL	\$13,459
	Melanie McCarthy will work with Harvest to revise the proposal as requested by the Board	
164508	Tabled - Pine tree restoration area on Bordeaux Melanie McCarthy will work with Harvest to revise the proposal as requested by the Board	\$3,155
165824 OR 165825	Tabled - 16377 Martin Lane Tree trimming for building clearance Tree removal (only if the owner pays for it to be removed) Melanie McCarthy will contact the owner directly to determine which option they would like to go with	\$350 \$1,350

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was not in attendance.

Architectural Application(s) - None

- 16580 Bordeaux Upon a motion duly made, seconded, and carried, the Board preliminary approved an architectural application to install central air conditioning to existing system which requires an indemnity agreement.
- 3293 Moritz Upon a motion duly made, seconded, and carried, the Board approved an architectural application to replace two elevator doors with matching existing door style and color as downstairs.
- 3267 Moritz Upon a motion duly made, seconded, and carried, the Board approved an architectural application to install a water leak shutoff valve in the water filter closet.
- 3267 Moritz Upon a motion duly made, seconded, and carried, the Board denied an architectural application to install a security gate at the entrance of the courtyard because it would be placed in the common area and Broadmoor's rules prohibit security doors and bars.
- 3261 Moritz Upon a motion duly made, seconded, and carried, the Board approved an architectural application to install a retractable awning on their balcony which will be royal blue in color with no scalloped edges.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
AUGUST 19, 2026**

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.

Audit & Taxes Proposals

Upon a motion duly made, seconded, and unanimously carried, the Board approved a proposal submitted by Newman HOA CPA to prepare the Association's annual audit and taxes for the FYE August 31, 2026 at a cost of \$2,500.

AB1572 Nonfunctional Turf Removal

The Board previously reviewed 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 provided a proposal to remove approximately 13,473.37 SF of non-functional turf. It was noted that the Board recently met with the Water Use Efficiency Program Supervisor at the Municipal Water District of Orange County (MWDOC). Upon a motion duly made, seconded, and unanimously carried, the Board tabled this item as the Board will be determining which areas they want to have removed and will ask Harvest to revise their proposal accordingly.

NEW BUSINESS

Storage Pods During Remodeling or Moving Policy

Upon a motion duly made, seconded, and unanimously carried, the Board tabled this item in order for Director Lee to review the current rule and possibly clarify it as deemed necessary.

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, September 16, 2026, at 6:00 PM at the Calvary Chapel of the Harbour located at 4121 Warner, Huntington Beach, CA 92649.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
AUGUST 19, 2026**

ADJOURNMENT There being no further business, the meeting was adjourned at 7:25 PM.

ATTEST

Board Signature