

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
AUGUST 20, 2025**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, August 20, 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

Fifteen (15) homeowners attended the meeting. Topics discussed were:

- Pedestrian gate breaches
- Debris on Association property on PCH
- Lagoon patching and appearance
- Residents feeding ducks and squirrels
- Cameras installed by Peters Landing management company, Suntex, adjacent to the Association property on Moritz and Grenoble
- Street repairs
- Signs throughout the Association
- Window boxes

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 20, 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 June 30, 2025, financial statements.

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Grimaud/R-1 Financials

Upon motion duly made, seconded, and carried unanimously, the Board approved the Broadmoor Grimaud July 31, 2025, financial statements.

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 approve the Broadmoor Grimaud June and July 2025 delinquency reports.

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 July 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 on the Consent Calendar.

A. General Session Minutes – July 16, 2025

B. Financials – July

C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Bills as he deems appropriate:

- \$110,000 expires on 8/31/25
- \$98,402.33 expires on 9/4/25
- \$98,502.51 expires on 9/11/25
- \$100,000.00 expires on 9/15/25

D. Delinquency Report – June & July 2025

E. Ratify - Best Pool proposal #8920 to replace the pool pump at a cost of \$2,669.46 with funds to be expended from Reserves

TREASURERS REPORT

July 2025

It was reported that as of the month ending July 31, 2025 the association's Financial Statement reflects operating cash of \$88,545.83, reserve assets of \$3,105,257.73, other assets of \$75,838.17, and total assets of \$3,269,641.73. The year-to-date (deficit) is (\$156,100.32) and the total equity is (deficit) (\$79,512.29).

COMMITTEE REPORTS

Social Committee Committee member, Julie Mann, was not in attendance.

Landscape Committee Report

Landscape Committee Chair, Melanie McCarthy, was in attendance.

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

Proposal #	Description	Price
146860	Fall tree trimming	\$13,414.00
146865	Trim palm trees	\$10,485.00
147063	Crown thinning 1 coral tree on Grimaud – To be paid by Grimaud/R-1 #117	\$350.00
147186	Remove and clean all debris along the parking and install new mulch on Tropez	\$440.00

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance. He reported via email that the Committee has received three outside decal applications since the last 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.

3195 Moritz Upon a motion made and seconded, the Board approved the architectural application to install a free-standing infrared sauna on their patio. The Architectural Review Committee recommended denial as structures are prohibited under the association's rules. The board granted a variance from the rules on the basis that the patio faces the harbor and the structure is not visible from the common area. Director Eliassen voted against.

16465 Germain Upon a motion made and seconded, the Board unanimously approved the architectural application to install retrofit windows in the kitchen, dining room, 2nd bedroom, small bedroom and medium bedroom sitting window contingent that the exterior frame must be dark bronze in color.

16439 Lazare Lane Upon a motion made and seconded, the Board unanimously denied the architectural application to replace a light on the 2nd floor balcony. The board is requiring a photo of the light fixture be submitted with the application and the application needs to confirm that the light output of

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the fixture will not exceed 800 lumens. Owners may resubmit a revised HMA.

UNFINISHED BUSINESS - There was no Unfinished Business

Draft Solar Policy Upon a motion made and seconded, the Board unanimously approved the draft solar policy provided by Roseman Law. It was noted that the policy had been posted for the required 28-day review and comment period.

Street Paver Proposals

The Board directed Management to remove this from the agenda until further notice.

NEW BUSINESS

16514 Bordeaux – Stucco Proposal

Upon a motion made and seconded, the Board unanimously approved a proposal submitted by HB Consulting to demo the existing lath and stucco beneath 2 windows at 16514 Bordeaux, then re-lath, prime and paint at a cost of \$6,000 with funds to be expended from Operating.

Owner Correspondence

The Board reviewed the correspondence submitted by an owner on Germain regarding pickleball. The owner demands that any reference to pickleball be removed from the Community Handbook and that the association require that all pickleball play cease immediately. Upon a motion made and seconded, the Board unanimously approved to deny the owner's requests.

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 17, 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 7:15 PM.

ATTEST

Board Signature