

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, September 16, 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
		Ronald Lee, Secretary
		Andrea Eliassen, Treasurer
	Powerstone:	Michele Rossi, Senior Community Manager

ABSENT	Directors:	Jordan Armitage, Member at Large - Grimaud/R-1
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CALL TO ORDER The meeting was called to order at 6:00 PM by Ben Goldberg, President.

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

- Pedestrian gates
- Awnings
- Dog off leash
- Streets
- Porta potty
- Faded signs
- Painting wood planks

It was noted that an Executive Session Meeting of the Board of Directors was held prior to the General Session Meeting on September 16, 2026, to discuss hearings, violations, executive session minutes, delinquencies, legal matters, correspondence sent and employee matters.

Grimaud/R-1 Financials

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

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
SEPTEMBER 16, 2026**

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 August 2026 delinquency report.

Architectural Applications

None at this time.

BROADMOOR GENERAL SESSION MATTERS

CONSENT CALENDAR

Upon motion duly made, seconded, and unanimously carried the Board approved the August 31, 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 – August 19, 2026
- B. Financials – August
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
 - \$140,000 expires on 9/22/26
 - \$175,000 expires on 9/30/26
 - \$150,000 expires on 10/06/26
 - \$150,000 expires on 10/08/26
 - \$110,000 expires on 10/20/26
- D. Delinquency Report - August
- E. New Business to be Ratified - None

TREASURERS REPORT

August 2026

It was reported by Director Eliassen that as of the month ending August 31, 2026, the Association's Financial Statement reflects operating cash of \$62,857.26, reserve assets of \$3,803,007.99, other assets of \$62,857.26, and total assets of \$3,930,065.34. The year-to-date surplus is \$39,823.61, and the total equity is (deficit) (\$65,752.06).

COMMITTEE REPORTS

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

Landscape Committee Report

Landscape Committee Chair, Melanie McCarthy, was not in attendance.

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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	\$8,770	Approved
165822	Tabled - Fall pruning Crown reduction Crown clean TOTAL	\$12,591 \$340 <u>\$528</u> \$13,459	Tabled
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	Tabled
166950	Removal of 5 Ficus trees near the restrooms – must include stump grinding	\$4,250	Approved
167343	Overseed and toppler – proposal is not for Broadmoor	\$6,527	Denied
165824 OR 165825	16377 Martin Lane Tree trimming for building clearance Tree removal (only if the owner pays for it to be removed – Board will not split the cost)	\$350 \$1,350	Denied Denied

Harvest Contract Increase Notice

Upon a motion duly made, seconded, and carried, the Board approved the landscape maintenance contract increase submitted by Harvest Landscape which brings their rate from \$9,550.44 to \$9,836.95 per month.

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance.

Architectural Application(s)

3205 Anne Circle Upon a motion duly made, seconded, and unanimously carried, the Board approved an architectural application to install 2 retrofit windows which will be dark bronze in color.

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16478 Bordeaux Upon a motion duly made, seconded, and unanimously carried, the Board approved an architectural application to replace a broken drain line in the common area which requires the removal of an association plant. The approval is contingent that they must replace the removed plant.

3271 Francois Drive Upon a motion duly made, seconded, and unanimously carried, the Board approved an architectural application to install a gas line for a new gas range.

UNFINISHED BUSINESS

Surcharge for Electric Vehicles

Upon a motion duly made, seconded, and unanimously carried, the Board tabled the draft Electrical Vehicle Charging Station Policy provided 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 the draft Electrical Vehicle Charging Station Policy provided by Roseman Law and specifically the section about disabling of Association electric.

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. Management was directed to schedule a meeting with the Board and Harvest to walk the property.

Storage Pods During Remodeling or Moving Policy

Upon a motion duly made, seconded, and unanimously carried, the Board approves Powerstone to follow the current storage pod rules for requests as they come in. Anything outside of the approved parameters must be sent to the Board and will be reviewed on a case-by-case basis.

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Dog Park Upon a motion duly made, seconded, and unanimously carried, the Board approve proposal #C-14753 submitted by Saddleback Fence & Vinyl for Option 2 to install a 4' green chain link fence (approximately 139 LF) and two gates at a cost of \$8,500. It was noted that the cost for this project has been paid for through owner donations. The Board further approved to pay the \$100 expedite fee themselves.

NEW BUSINESS

16547 Tropez – Stucco Repair Proposal

Upon a motion duly made, seconded, and unanimously carried, the Board approved proposal #08212026 submitted by Calico Building Services to complete stucco repairs at 16547 Tropez at a cost of \$1,702 with funds to be expended from Operating.

Holiday Decorating Volunteers

It was noted that we need 8-10 volunteers to put the decorations and take them down. An article will go out in the next newsletter asking for a volunteer to head this up and get volunteers.

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, October 21, 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 6:45 PM.

ATTEST

Board Signature