

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
SEPTEMBER 17, 2025**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, September 17, 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
 Ronald Lee, Secretary
 Andrea Eliassen, Treasurer
 Jordan Armitage, Member at Large -
 Grimaud/R-1

 Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: Julie Miller, Vice President

CALL TO ORDER The meeting was called to order at 6:00 PM by Ben Goldberg, President.

HOMEOWNER FORUM

Sixteen (16) homeowners attended the meeting. Topics discussed were:

- Pedestrian gate breeches
- Lagoon peeling
- Streets
- Employee replacement
- Patio drain issue
- Signs
- Parking
- Front stairway light

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 September 17, 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 August 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.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
SEPTEMBER 17, 2025**

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 August 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 August 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 – August 20, 2025
- B. Financials – August
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Bills as he deems appropriate:
 - \$100,000 expires on 9/30/25
- D. Delinquency Report – August 2025
- E. Record a Lien – C115-04232-2

TREASURERS REPORT

August 2025 It was reported that as of the month ending August 31, 2025 the association's Financial Statement reflects operating cash of \$74,235.93, reserve assets of \$3,183,235.74, other assets of \$110,007.09, and total assets of \$3,367,478.76. The year-to-date (deficit) is (\$180,741.95) and the total equity is (deficit) (\$104,153.92).

COMMITTEE REPORTS

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

Landscape Committee Report

Landscape Committee Chair, Melanie McCarthy, was in attendance and provided a verbal report on current landscape projects.

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

Proposal #	Description	Price
149403	Install a 15 gallon plant yesterday, today and tomorrow near 16471 Germain	\$97

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
SEPTEMBER 17, 2025**

Parking Committee Report

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

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was not in attendance.

Architectural Applications

There were no Architectural Applications brought to the meeting for Board review.

UNFINISHED BUSINESS - There was no Unfinished Business

NEW BUSINESS

Harvest Landscape 2026 Contract Increase Letter

Upon a motion made and seconded, the Board unanimously approved the 3% increase requested by Harvest Landscaping effective January 1, 2026. The current contract amount is \$9,272.27 per month bringing it to \$9,550.44.

Jon Emerick's Iron Works Proposal

Upon a motion made and seconded, the Board unanimously approved proposal #12508-2000 submitted by Jon Emerick's Iron Works to fabricate, prime and paint (1) 10' X 24" topper fence panel located along PCH at a cost of \$880 with funds to be expended from Reserves.

Owner Correspondence – 3229 Moritz Drive

The Board reviewed the correspondence submitted. It was noted that the Board will inspect this issue to see what should be done during the next inspection.

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 15, 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 7:00 PM.

ATTEST

Board Signature