

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
OCTOBER 15, 2025**

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, October 15, 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: Julie Miller, Vice President
 Ronald Lee, Secretary
 Andrea Eliassen, Treasurer

 Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: Ben Goldberg, President
 Jordan Armitage, Member at Large -
 Grimaud/R-1

CALL TO ORDER The meeting was called to order at 6:12 PM by Julie Miller, Vice President.

HOMEOWNER FORUM

Six (6) homeowners attended the meeting. Topics discussed were:

- Pedestrian gate breeches

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 October 15, 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 tabled the Broadmoor Grimaud September 30, 2025, financial statements as Director Armitage was not in attendance.

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 approved the Broadmoor Grimaud September 2025 delinquency report. The Board further denied Powerstone's request to send late letters to

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eight accounts at this time. It was noted that Director Armitage will follow up with each of the owners.

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 September 30, 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 – September 17, 2025
- B. Financials – September
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
 - \$100,000 expires on 10/31/25
 - \$98,570.56 expires on 11/6/25
 - \$98,628.19 expires on 11/12/25
 - \$100,000 expires on 11/15/25
- D. Delinquency Report – September 2025
- E. Item to be Ratified - proposal #9225 submitted by Best Pool Service to replace the pool heater at a cost of \$7,743.36 with funds to be expended from Reserves

TREASURERS REPORT

September 2025 It was reported that as of the month ending September 30, 2025 the association's Financial Statement reflects operating cash of \$53,488.79, reserve assets of \$3,244,189.55, other assets of \$59,090.13, and total assets of \$3,356,768.47. The year-to-date surplus is \$9,710.76 and the total equity is (deficit) (\$94,443.16).

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
150476	In front of 16583 Bordeaux & between garages at 16590-92 Bordeaux – replace ivy with yellow	\$211.00

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	dot	
150477	Calico gate – install yellow dot	\$211.00
150478	Grimaud wall – exterior towards beach – install Duranta	\$493.10
150479	16580-85 Bordeaux – groundcover between garages – yellow dot	\$131.50

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance. He reported that the Committee has received no outside decal applications 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

HB Consulting & Construction Mgmt. Invoice

Upon a motion made and seconded, the Board unanimously approved to table invoice #133988 submitted by HB Consulting & Construction Mgmt. in the amount of \$4,000 for stucco work at 16514 Bordeaux Lane which the owner will ultimately be reimbursing the Association for.

Best Pool Service Rate Increase for 2026

Upon a motion made and seconded, the Board unanimously approved a rate increase of 5% for Best Pool Service for their monthly maintenance contract effective January 1, 2026.

Owner Correspondence – Pickleball Net System Purchases

The Board reviewed the correspondence submitted. Upon a motion made and seconded, the Board unanimously denied the owner's request to be reimbursed for the purchase of 2 portable pickleball net systems with wheels at a total cost of \$115.97. The denial is based on the fact that the owner did not request approval prior to the purchase being made.

Owner Correspondence – Teleconference Board Meetings

The Board reviewed the correspondence submitted. Upon a motion made and seconded, the Board unanimously denied the owner's request

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to change the Board meeting to a teleconference. It was noted that a physical location is still required because Powerstone does not have the ability to meet the "Contact Information" requirement for technical assistance before and during a meeting.

MANAGEMENT REPORTS

The Board reviewed the action list, property inspection report, open work order report, open violation report, annual calendar and association map.

Reimbursement for Cashier's Check for Fob

Upon a motion made and seconded, the Board unanimously denied the owners request to reimburse them (co-owner per property title of 16421 Lazare) in the amount of \$50 for a cashier's check he provided to the Association for a new fob which was destroyed due to the unit already being in possession of 2 fobs which is the maximum amount allowed per unit. The Board stated that he will need to submit a declaration of loss to his bank to recover his money which the Board will sign if needed. If the bank states that the check is non-recoverable, he will need to submit a letter from the bank stating this to Management.

NEXT MEETING

The next meeting is scheduled for Wednesday, November 19, 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 6:50 PM.

ATTEST

Board Signature