BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES OF THE BOARD OF DIRECTORS
OCTOBER 21, 2026

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, October 21, 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 Andrea Eliassen, Treasurer Jordan Armitage, Member at Large - Grimaud/R-1
Powerstone:	Michele Rossi, Senior Community Manager

ABSENT Directors: Ronald Lee, Secretary

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

HOMEOWNER FORUM

Five (5) homeowners attended the meeting. Topics raised by homeowners were:

- Pedestrian gates

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 21, 2026, to discuss hearings, violations, executive session minutes, delinquencies, legal matters, correspondence sent and employee matters.

GRIMAUD GENERAL SESSION MATTERS

Grimaud/R-1 Financials

Upon motion duly made, seconded, and unanimously carried, the Board approved the Broadmoor Grimaud September 30, 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.

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R-1 Delinquency Report & Late Letters

Upon motion duly made, seconded, and unanimously carried, the Board approved the Broadmoor Grimaud September 2026 delinquency report. The Board further denied Management's request to send late letters.

Architectural Applications

None at this time.

BROADMOOR GENERAL SESSION MATTERS
CONSENT CALENDAR

Upon motion duly made, seconded, and unanimously carried the Board approved the September 30, 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-F on the Consent Calendar.

A. General Session Minutes – September 16, 2026
B. Financials – September
C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
    - $105,000 expires on 10/27/26
    - $215,000 expires on 10/31/26
    - $250,000 expires on 11/03/26
    - $115,000 expires on 11/10/26
    - $250,000 expires on 11/19/26
D. Delinquency Report – September
E. Resolution to Record a Lien – C115-00945-3
F. New Business to be Ratified - None

TREASURERS REPORT

September 2026 It was reported by Director Eliassen that as of the month ending September 30, 2026, the Association's Financial Statement reflects operating cash of $64,479.41, reserve assets of $3,865,381.78, other assets of $63,561.83, and total assets of $3,993,423.02. The year-to-date surplus is $30.64, and the total equity is (deficit) ($65,721.42).

COMMITTEE REPORTS

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

Landscape Committee Report

Landscape Committee Chair, Melanie McCarthy, was not 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	Decision
165822	Tabled - Fall pruning Crown reduction Crown clean TOTAL	$12,591 $340 $528 $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

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)

16466 Bordeaux Upon a motion duly made, seconded, and unanimously carried, the Board approved an architectural application to replace their garage door.

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 electricity.

AB1572 Nonfunctional Turf Removal

Upon a motion duly made, seconded, and unanimously carried, the Board tabled this item as they have walked with Harvest and determined which areas they want to have removed and Harvest will be revising their proposal accordingly.

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Porta Potty's Upon a motion duly made, seconded, and unanimously carried, the Board approved to put a policy together for this which will require a 28-day review and comment period before being formally adopted.

NEW BUSINESS

Gangway Repairs Proposals

Upon a motion duly made, seconded, and unanimously carried, the Board tabled this item because the Board is in talks with the City of Huntington Beach regarding who is responsible for the repairs.

3235 Moritz – Rain Gutter Proposals

Upon a motion duly made, seconded, and unanimously carried, the Board approved a proposal (base bid) submitted by Lang Roofing to replace the rain gutters at the front and back of the unit at a cost of $2,568 with funds to be expended from Reserves.

C115-00945-3 – Request for Fee Reversal

Upon a motion duly made, seconded, and unanimously carried, the Board approved to reverse the soft costs in the amount of $49.54 as a one-time courtesy.

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, November 18, 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 6:30 PM.

ATTEST

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Board Signature