BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
Monthly Meeting of Board of Directors
Wednesday, November 18, 2026
Calvary Chapel of The Harbour
4121 Warner Avenue

AGENDA

EXECUTIVE SESSION

Pursuant to Civil Code Section 4935 (a), an Executive Session Meeting will be held to consider any of the following: legal issues, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Section 5665. ***This is a closed session meeting and is not open to owners unless specifically agreed to by the Board per Civil Code Section 4925 (a).***

1. CALL TO ORDER – 5:15 PM

2. CONSENT CALENDAR
- A. Executive Session Minutes – October 21, 2026
- B. Delinquency Report – October
- C. Personnel – Timesheets & Earning Statements
- D. Parking Reports & Parking Violation Letters
- E. Correspondence Sent

3. HEARINGS & VIOLATIONS - 4

4. UNFINISHED BUSINESS
- A. ADR Request

5. NEW BUSINESS - None

6. GRIMAUD EXECUTIVE MATTERS
- A. October 2026 Delinquency Report
- B. Correspondence Sent

7. ADJOURNMENT

GENERAL SESSION

1. CALL TO ORDER – 6:00 PM

2. HOMEOWNER FORUM

Homeowner Forum is an opportunity for members to address the Board directly. Depending upon the length of the business agenda, the Board may assign time limits for each homeowner (3 minutes). The Board is not obligated to provide a response to the homeowners at that time but may take the information under advisement and add to future agendas for any decisions if need be.

3. EXECUTIVE SESSION DISCLOSURE

4. GRIMAUD GENERAL SESSION BUSINESS
- A. October 2026 Financials
- B. CD & Treasury Bill Renewal(s)
- C. October 2026 Delinquency Report
- D. Architectural Applications

BROADMOOR GENERAL SESSION BUSINESS

5. CONSENT CALENDAR
- A. General Session Minutes – October 21, 2026
- B. October 2026 Financials
- C. CD & Treasury Bill Renewals
- D. October 2026 Delinquency Report
- E. Resolution to Record a Lien
- F. Resolution to Record a Lien
- G. Ratify – Saddleback Fence – Change Order for dog park gate

6. TREASURERS REPORT

7. COMMITTEE REPORTS
- A. Social Committee Report
- B. Landscape Committee Report
- C. Landscape Proposals
- D. Parking Committee Report
- E. Architectural Advisory Committee Report
- F. Architectural Applications

8. UNFINISHED BUSINESS
- A. Surcharge for Electric Vehicles - EVCS Policy
- B. Possible Disabling of Association Electric for Connected Garages with No Surcharge – EVCS Policy
- C. AB1572 Nonfunctional Turf Removal Proposal
- D. Portable Restroom Policy

9. NEW BUSINESS
- A. Concrete Removal and Asphalt Replacement Proposals
- B. Best Pool Rate Increase Letter
- C. Policy Regarding Resident Status for Parking Purposes

10. MANAGEMENT REPORTS (Review Only)
- A. Action List
- B. Property Inspection Report
- C. Open Violation Report
- D. Open Work Order Report
- E. Annual Calendar
- F. Association Map

11. ANNOUNCEMENT

Next General Session meeting scheduled for Wednesday, December 16, 2026 at 6:00 PM

12. ADJOURNMENT