

NOTICE The General Session meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, November 19, 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 Andrea Eliassen, Treasurer Ronald Lee, Secretary Jordan Armitage, Member at Large - Grimaud/R-1
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ABSENT Directors: Julie Miller, Vice President

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

Seven (7) homeowners attended the meeting. Topics discussed were:

- Pedestrian gate breeches
- Street paver proposals
- Trip hazards at garage aprons
- Roof leak inspection scheduling
- Pedestrian gate ajar

It was noted that an Executive Session Meeting of the Board of Directors was held prior to the General Session Meeting on November 19, 2025, to discuss hearings, violations, executive session minutes, delinquencies, correspondence and employee matters.

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

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

Grimaud/R-1 Financials

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

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 and October 2025 delinquency reports. The Board further denied Powerstone's request to send late letters to 5 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 October 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 – May 21, 2025 as amended
- B. General Session Minutes – October 15, 2025
- C. Financials – October
- D. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
 - \$104,420.23 expires on 11/25/25
 - \$195,000.00 expires on 11/30/25
 - \$103,739.89 expires on 12/04/25
 - \$147,147.24 expires on 12/11/25
- E. Delinquency Report – October 2025

TREASURERS REPORT

September 2025

It was reported that as of the month ending October 31, 2025 the association's Financial Statement reflects operating cash of \$62,810.99, reserve assets of \$3,306,187.38, other assets of \$56,611.25, and total assets of \$3,425,609.62. The year-to-date surplus is \$26,325.87 and the total equity is (deficit) (\$77,828.05).

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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
152286	16471 Tropez wall at parking lot – install Durantas	\$269.14
152289	16421 Martin – install dymondia ground cover in bed	\$163.00
152727	16581 Tropez -install ligustrums	\$195.44

Upon a motion made and seconded, the Board unanimously tabled the following proposals submitted by Harvest Landscape which the Board will review at the next inspection:

152185	16511 Bordeaux – remove large diseased pine tree	\$2,500.00
152186	16560 Bordeaux – remove pine tree limb overhanging garage	\$550.00
152187	16580 Bordeaux – remove pine tree behind garage	\$1,600.00

Parking Committee Report

Jeff Pennington, Committee Chair, was not in attendance.

Architectural Advisory Committee Report

Chris Gray, Committee Chair, was in attendance.

Architectural Applications

There was one Architectural Application brought to the meeting for Board review.

16416 Germain Upon a motion made and seconded, the Board unanimously denied the application to as the Association does not allow a bathroom to be installed in the garage.

UNFINISHED BUSINESS - None

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NEW BUSINESS

Jon Emerick's Iron Works Proposal

Upon a motion made and seconded, the Board unanimously approved a proposal submitted by Jon Emerick's Iron Works to remove existing handrails and cement existing holes, fabricate, prime & powder coat and install (2) new handrails near 3212 Anne at a cost of \$1,575 with funds to be expended from Reserves.

Genius Electric Power & Cabling Proposal

Upon a motion made and seconded, the Board unanimously tabled a proposal submitted by Genius Electric Power & Cabling to replace 8 electrical meter bays on Moritz Drive and directed Management to request an additional proposal from Peak Lighting.

Add Proposals to Agenda as an Emergency

Upon a motion made and seconded, the Board unanimously approved to add two proposals submitted by Harvest Landscape to the agenda as an emergency as they are regarding flooding at two units.

Harvest Landscape Flooding Proposals

Upon a motion made and seconded, the Board unanimously approved the following proposals with funds to be expended from GL #5820:

Proposal #	Address	Description	Price
152784	16545 Bordeaux	Install a concrete floor beneath the decking of the middle unit with dirt graded so the pitch redirects water away from the building. A sealer will be put on the building wall and the existing drainpipes will be inspected and repaired if they are not functional. Additional cores may be placed in the wall to allow excess water to go out.	\$4,578.08
152785	16541 Bordeaux	Install a concrete floor beneath the decking of the middle unit with dirt graded so the pitch redirects water away from the building. A sealer will be put on the building wall and the existing	\$4,578.08

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		drainpipes will be inspected and repaired if they are not functional. Additional cores may be placed in the wall to allow excess water to go out.	
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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, December 17, 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 6:40 PM.

ATTEST

Board Signature