

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

Powerstone: Michele Rossi, Senior Community Manager

ABSENT Directors: None

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 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 December 17, 2025, to discuss hearings, violations, executive session minutes, delinquencies, correspondence sent 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 November 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.

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 November 2025 delinquency report.

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

The Board further approved to send later letters to all units noted on the report except C117-03197-1.

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 November 30, 2025 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-D on the Consent Calendar.

- A. General Session Minutes – November 19, 2025
- B. Financials – November
- C. CD & Treasury Bill Renewals – the Morgan Stanley representative will renew the following Treasury Notes or Bills as he deems appropriate:
 - \$211,000 expires on 12/31/25
 - \$108,630.13 expires on 12/23/25
 - \$104,218.53 expires on 1/2/26
 - \$98,743.75 expires on 1/6/26
 - \$175,000 expires on 1/15/26
- D. Delinquency Report – November 2025

TREASURERS REPORT

November 2025 It was reported that as of the month ending November 30, 2025 the association's Financial Statement reflects operating cash of \$33,248.93, reserve assets of \$3,295,691.70, other assets of \$46,145.59, and total assets of \$3,375,086.22. The year-to-date surplus is \$15,986.36 and the total equity is (deficit) (\$88,167.56).

COMMITTEE REPORTS

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

Landscape Committee Report

Landscape Committee Chair, Melanie McCarthy, was not in attendance and provided a verbal report on current landscape projects.

Landscape Proposals Upon a motion made and seconded, the Board unanimously tabled the following proposals submitted by Harvest Landscape at the Landscape Committee Chairs request:

Proposal #	Description	Price
152185	16511 Bordeaux – remove large diseased pine tree	\$2,500.00

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

152186	16560 Bordeaux – remove pine tree limb overhanging garage	\$550.00
152187	16580 Bordeaux – remove pine tree behind garage	\$1,600.00

Reimbursement Upon a motion made and seconded, the Board unanimously approved to reimburse Landscape Committee Chair, Melanie McCarthy, for holiday decorations in the amount of \$306.61.

Parking Committee Report

Jeff Pennington, Committee Chair, was in attendance. It was reported that one new application for an outside decal has been received and fifteen applications for 2026 have been received so far and one is pending.

Parking Committee Upon a motion made and seconded the Board approved to remove Tony Sellas and Bill Selfridge and to appoint Dave Cunningham to the committee. Director Miller voted against.

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.

3235 Moritz Upon a motion made and seconded, the Board unanimously approved an application to install 2 new picture frame style windows with dark bronze frames on the water side of the property.

UNFINISHED BUSINESS

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 as an additional proposal is being submitted.

HB Consulting Invoice #133988

Upon a motion made and seconded, the Board unanimously tabled invoice #133988 submitted by HB Consulting & Construction Management for stucco work at 16514 Bordeaux at a cost of \$4,000. The Board directed Management to remove it from the agenda until requested that it be added back.

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

NEW BUSINESS

Awnings Upon a motion made and seconded, the Board unanimously tabled the discussion of awnings.

Allied Universal Increase Request

Upon a motion made and seconded, the Board unanimously approved Allied Universal's increase request bringing the remainder of the 2025-2026 FY to \$20,837.19 per month from the current \$20,288.16 per month. It was noted that Allied Universal will be requesting an additional \$0.50 per hour for the 2026-2027 FY.

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, January 21, 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 6:28 PM.

ATTEST

Board Signature