

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION

Monthly Meeting of the Board of Directors

Wednesday, October 15, 2025

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 – September 17, 2025
 - B. Delinquency Report – September
 - C. Personnel – Timesheets & Earning Statements
 - D. Parking Reports & Parking Violation Letters
 - E. Correspondence Sent
3. **HEARINGS & VIOLATIONS - 5**
4. **UNFINISHED BUSINESS - None**
5. **NEW BUSINESS**
 - A. New Employee
 - B. Retirement Plan State Requirement
6. **GRIMAUD EXECUTIVE MATTERS**
 - A. September 2025 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. September 2025 Financials
- B. CD & Treasury Bill Renewal(s)
- C. September 2025 Delinquency Reports
- D. Architectural Applications

BROADMOOR GENERAL SESSION BUSINESS

5. **CONSENT CALENDAR**

- A. General Session Minutes – September 17, 2025
- B. September 2025 Financials
- C. CD & Treasury Bill Renewals
- D. September 2025 Delinquency Report
- E. Item to Ratify – Best Pool Service Pool Heater Replacement Proposal

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 - None**

9. **NEW BUSINESS**

- A. HB Consulting & Construction Mgmt. Invoice
- B. Best Pool Service Rate Increase for 2026
- C. Owner Correspondence – Pickleball New System Purchase
- D. Owner Correspondence – Teleconference Board Meetings

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, November 19, 2025, at 6:00 PM

12. **ADJOURNMENT**