

# The Broadmoor Breeze



July 2012

A Publication for the homeowners/residents of The Broadmoor Huntington Harbour Community Association

## Board Meetings

The July meeting has been cancelled due to a lack of quorum. The Board will meet in August. Should any concerns come up that need the Board's approval, a notice will be posted four days in advance at the pool. If you have concerns and would like the Board to address your issues, please email your comments to the property manager and your email will be placed in the Board report.

## YOUR 2012/2013 BOARD OF DIRECTORS

<b><u>President:</u></b>	Jim Parrott
<b><u>Vice President:</u></b>	Carlos Bosio
<b><u>Secretary:</u></b>	Ron Lee
<b><u>Treasurer:</u></b>	Ellen Orange-Brown
<b><u>Grimaud Rep:</u></b>	Robert Sebring

## **Landscape**

If you have a concern about a landscape issue, the Landscape Committee now has a form you can complete and leave with the guard. The Landscape Committee will review your comments and report to the Board their recommendations.

During the last violation inspection that Management conducted, it was noted that about six owners still have hanging pots on their railings that are facing outward. While hanging flower pots are permitted on the railings, they are not permitted to hang facing outward. This is a safety danger to the landscape crew or anyone who might be walking under your pots. Please turn the pots inward facing your patio. Management will be out on another inspection after you receive this newsletter. Hopefully no violation letters will need to be sent.

As a reminder, the flower boxes under your windows were not intended to hold dirt. Several owners have planted in the flower boxes. Please remove the dirt and instead place potted flowers with saucers in the flower boxes. This is to prevent damage to the flower box and unnecessary and costly repairs.

## **Facilities**

The Board has terminated the janitorial services and instead handed over the cleaning of the pool decks, bathrooms and guard house to our on-site Maintenance crews. The transition from Personal Touch to Paco and Ricardo should be smooth but if you notice anything that needs their attention, please contact Marie in Customer Service at 949-450-1515 or email wigler@villageway.com.

Questions have been asked regarding the pool and the use of a pool guard this summer. The Board has taken and continues to take a strong position when enforcing the pool rules. Owners who disregard the "Age Restriction" on the pool and spa will be called before the Board where fines can and will be assessed. The Board has no plans to hire a guard this summer. The Board will lock and unlock the gates per the Rules and Regulations during the week and will request the assistance of the on-site security guards to lock and unlock the pool gates over the weekends. Should residents and their guests choose to ignore the rules, the Board can revisit hiring a guard.

## **Broadmoor Is Managed By:**

Villageway Management, Inc.  
P.O. Box 4708, Irvine, CA 92616  
949-450-1515 or 877-450-6468 (including emergency or after-hours)  
Property Manager: Becky Seifert, seifert@villageway.com  
Customer Service: Marie Wigler, wigler@villageway.com  
Assessment/Billing: 949-585-0141  
Gatehouse: 562-592-4213

## **Maintenance**

If you notice a burnt out street light, please call Marie in Customer Service or email her with the location of the street light. She will send a work order to the lighting company.

## **Happy Father's Day!**

We hope all you fathers in Broadmoor Huntington had a wonderful day. You deserve it!

## Regular Board of Directors Meeting Minutes of June 12, 2012

**Notice of Meeting:** Upon due notice, had and received, the Board of Directors of the Broadmoor Huntington Harbour Community Association, a California non-profit Corporation, held its scheduled meeting on Tuesday, June 12, 2012, at Don the Beachcomber, 16278 Pacific Coast Highway, Huntington Beach, CA.

**Call to Order:** The meeting was called to order by Jim Parrott, Board President, at 7:00 p.m.

**Directors Present:** Jim Parrott, President; Carlos Bosio, Vice President; Ron Lee, Secretary; Ellen Orange, Treasurer; Robert Sebring, Grimaud Representative

**Also Attending:** Becky Seifert, CCAM®, Villageway Management, Inc.; Steve Pagan, Villageway Management, Inc., seven (7) homeowners

**Approval to Accept Agenda:** A motion was made and seconded to approve the June 12, 2012, Agenda as posted. The motion carried.

**Committee Reports:** Publicity – no report; Architectural – two applications; Treasurer – Checking \$129,818.81, Total Reserve Funds \$387,666.87, Total Assets \$517,485.68; Landscape – Committee wanted clarification as to their responsibility to act on landscape issues and explained a new form for owners to complete when a landscape concern is noted by a resident; Pool – Board is enforcing the pool rules; Parking – Nomination for new parking member; Maintenance – no report; Grimaud – no report; Recreation – no report; Communication – Board is working on the website and Time Warner services.

**Open Forum:** Will there be a pool guard hired this summer? Thank you for placing Minutes in the monthly newsletter. Update on Garage Sale. New owner request for window installation.

**Executive Session:** Issues discussed in Executive Session were as follows – owner delinquency, owner responsibility for patio deck leak.

**Consent Calendar:** A motion was made and seconded to approve the Consent Calendar as follows: Regular Session Minutes of May 8, 2012. Executive Session Minutes of May 8, 2012. Redacted Regular Session Minutes of May 8, 2012, for posting. Financial Statements for the period ending May 31, 2012, for Broadmoor Huntington Harbour. Grimaud Financial Statements for the period ending May 31, 2012. Greenscapes invoice. Butin's Plumbing invoice for plumbing repair. Resolution to Record a Lien. Order confirmation from Nixalite for the purchase of bird strips for roofs.

**July Meeting:** Due to schedules of the Board, the July meeting will not be held. The Board will meet in August. Any time-sensitive issues will be addressed in Executive Session and posted in accordance with civil code.

**Nomination for Parking:** A motion was made and seconded to nominate Bill Wong to the Parking Committee and Mike Carpenter to the Landscape Committee. The motion carried unanimously. The Landscape Committee confirmed the following members: Ellen Orange, Susan Conrad, Stephen Steinberg and David Roach. The Parking Committee confirmed the following members: Carlos Bosio, Jim Parrott, Eddie Wilmoth and Bill Wong.

**Action Items:** Management was directed to: place in the newsletter items regarding no meeting in July, request for owners to report any lights that may be out, enforcement of pool/spa rules, landscape form for owners with landscape concerns; employee benefits; monthly maintenance; update Committee Roster; request pool vendor install a thermometer in the pool; request that guard service permit guards to lock the pool gates on the weekends; notify VMI Escrow Department of wording to be used when banking institutions request "Off Site Occupancy" rate; Board will continue researching tire spikes at Peter's Landing; send letter to owner regarding tire spikes; send termination letter to Anthem Blue Cross for health benefits for employees; send signed termination notice to Prendiville Insurance per insurance company's request.

**Financials:** A motion was made and seconded to reinvest maturing CD from Sunwest Bank, which will mature on May 12, 2012. Currently the Board was directed to place those funds in a money market account until the Board can determine rates from other banks. This will be placed on the August agenda. The motion carried.

**Budget:** A motion was made and seconded to approve the 2012/2013 Budget without an annual increase. The motion carried. The monthly assessments will remain \$339.00 per unit.

**Management Reimbursement:** A motion was made and seconded to approve the following reimbursements to Becky Seifert, property manager, for items requested by Board member Carlos Bosio: Blunt Tip Kit for two 50 ft. bird strips in the amount of \$567.36; Unbreakable Convex Mirror 26" for \$215.93. The motion carried unanimously.

**Maintenance:** Board member Carlos Bosio will request the following information from Paco Herrera: submit his complete cell phone bill, submit mileage for reimbursement.

**Architectural:** On the recommendation from the Architectural Committee the following architectural applications were submitted to the Board for approval: Scott and Paula Vivian, 16536 Bordeaux Lane, replacement of all windows, balcony sliders and front door. Windows and sliders to be bronze in color on the exterior, front door wood grain look with stain. A motion was made, seconded and unanimously carried to approve the architectural application.

**Next Meeting:** The next meeting of the Broadmoor Huntington Harbour Community Association Board of Directors will be held on Tuesday, August 14, 2012, at 7:00 p.m. at Don the Beachcomber, 16278 Pacific Coast Highway, Huntington Beach, CA.