

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 19, 2021**

NOTICE

The General Session meeting of the Broadmoor Huntington Harbour Board of Directors was held on Wednesday, May 19, 2021 at Calvary Chapel at Harbor at 16450 Pacific Coast Highway in Huntington Beach. The agenda was posted in the Common Area at least four days prior to the meeting in accordance with Civil Code.

PRESENT

Directors Present: Garry Brown, President
Ronald Lee, Vice President
Annette Merriam, Treasurer
Jordan Armitage, Member at Large

Directors Absent: Vacancy, Secretary

Representing
Powerstone: Jessica Hundermark, Community Manager

Others Present: Approximately Twelve (12) Homeowners

CALL TO ORDER

The meeting was called to order at 6:32 P.M. by Garry Brown, President.

**EXECUTIVE
SESSION**

It was noted that an Executive Session Meeting of the Board of Directors was held prior to the General Session Meeting on May 19, 2021 at 4:40 P.M., to discuss delinquencies, personal matters and homeowners' requests.

HOMEOWNER FORUM

- 16541 Tropez The Homeowner was present to comment on the temporary spikes installed on the bridge and the newsletter reference to dog feces. The Homeowner also wanted to discuss parking and the communities landscape service.
- 16527 Tropez The Homeowner was present to discuss the lagoon within the community.
- 3275 Moritz The Homeowner was present to discuss the dog feces on the greenbelts within the community and the garage inspections. The Homeowner inquired about an update on the upcoming community wide woodwork and painting project.
- 3273 Moritz The Homeowner was present to inform the Board of cracks in the concrete next to 3273 Moritz Dr. courtyard in front of the gate to the boat ramp.
- 16485 Tropez The Homeowner was present to discuss daytime parking.
- 16455 Germain The Homeowner was present to ask what the community regulations are for installing security cameras.
- 16482 Germain The Homeowner was present to discuss parking rules and regulations.

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16345 Grenoble The Homeowner was present to discuss some observations for the Board to consider. The Homeowner mentioned an electric vehicle policy and termite tenting dates.

COMMITTEE REPORTS

Treasurer's Report It was reported that as of the month ending April 30, 2021 the financial statement reflects a total of \$159,497.33 in operating cash, \$2,193,048.81 in reserves and, \$47,377,17 in other assets, for a total of \$2,399,883.31. There is a current year surplus of \$57,555.22.

Financial Statements Upon motion duly made, seconded and carried unanimously, the Board moved to approve the April 2021 financial statement, ratified the review by the individual board members and all transfers of funds made in this period and reflected in the financial statement, subject to audit.

CD Investment Upon motion duly made, seconded and carried unanimously, the Board moved to approve investing \$600,000 leaving \$400,000 liquid.

Architectural 16469 Germain: The Homeowner submitted a Home Modification Application to install an AC unit on their front patio, near the front door on the ground floor. Upon motion duly made, seconded, and carried, the Board approved the application. The Board noted no indemnity agreement is required as the installation is on the unit's patio, which is part of the homeowner's residential element. Since the unit is a ground floor unit, there is no risk of damage to property below that patio.

16528 Bordeaux: The Homeowner submitted a Home Modification Application to install an AC unit on the front patio next to the guest bedroom. Upon motion duly made, seconded, and carried, the Board approved the application. The Board noted no indemnity agreement is required as the installation is on the unit's patio, which is part of the homeowner's residential element. Since the unit is a ground floor unit, there is no risk of damage to property below that patio.

16347 Grenoble: The Homeowner submitted a Home Modification Application to install an AC unit on the side of the condo on ground level. A motion was made, seconded, and failed due lack of majority approval. Two directors voted for approval, Director Brown opposed the motion and Director Armitage abstained.

16416 Martin: The Homeowner submitted a Home Modification Application to install retrofit windows with dark bronze frames. Upon motion duly made, seconded, and carried, the Board approved the application.

16341 Grenoble: The Homeowner submitted a Home Modification Application to install a new garage door replacement with a like for like model. Upon motion duly made, seconded, and carried, the Board approved the application subject to submitting a home modification application.

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Landscape	Director Brown gave an update regarding the newly appointed landscape committee. No formal motion was made by the Board at this time.
Parking	<p>Jeff Pennington gave an update on the garage inspections. Applications from 63 of the approximately 70 units with outside decals have been completed. About 90 outside decals have been issued. The current usage of outdoor guest parking spots by residents is 74% occupied.</p> <p>The Parking committee recently discussed parking citations for residents using guest parking for a brief time. The Committee recommended writing a policy stating that guest parking in a guest parking spot with emergency flashers on, is understood to be parking in guest parking for a brief time and will therefore not be issued a citation. However, no formal motion was made by the Board at this time.</p>
Grimaud	<p>Director Armitage updated the Board regarding the follow items he is working on:</p> <ul style="list-style-type: none">• 16592 Grimaud home re-build• Dock gate lock at admiralty and Grimaud• Parking issues by the Beach• Option for installing a parking sign
Communications	No items were discussed during the meeting.

MINUTES Upon motion duly made, seconded, and carried, the Board approved the April 21, 2020 Regular Session meeting minutes as prepared by Powerstone Property Management.

NEW BUSINESS

Renewal of General Counsel Annual Retainer Program	Upon motion duly made, seconded, and carried, the Board approved renewing the annual legal retainer with Roseman Law at a CNTE \$500.00.
2021 Audit/Taxes	Upon motion duly made, seconded, and carried, the Board approved the preparation of the 2021 audit at a CNTE \$1,250. However, the Board would like Management to see if Inouye, Shively, Klatt & McCovey CPAs would honor last year's pricing at \$1,125.00.
Utility Doors	The Board reviewed the estimates obtained to replace approximately 21 utility doors throughout the community. The Board resolved to table this item to obtain additional estimates to review. The Board also requested the estimates to include fiberglass and a knob.
Heater Maintenance	The Board reviewed the estimate submitted by 1Stop to complete pool/spa heater maintenance. Upon motion duly made, seconded, and carried, the Board denied the proposal as the work was to be completed before the heater was turned on for the summer. The pool heat resumed April 01, 2021 and the maintenance was not needed at this time.

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Fire Lane Painting The Board reviewed all obtained estimates for painting the 42 garage aprons that were shaved. The board resolved to table this item in order to obtain clarification on the scope of the work proposal submitted by Painting Unlimited.

3222 Anne
(Garage Roof) A Homeowner reported 24 broken tiles near 3222 Anne garages on March 26, 2021. Lang Roofing was sent out for an inspection. The inspection found 60-70 broken tiles. The Board resolved to table this item to obtain estimates for both tile replacement and complete re-roof in order to review their options. The option to re-roof two garages would be to determine the condition of the 53 standalone garage roofs, which were built at the same time as the residential buildings whose roofs had exceeded their useful lives.

Fire Lane
Painting The Board discussed re-painting the fire lanes throughout the community. The Board resolved to table this item in order to obtain 3 bids to review.

Bordeaux Street The Board discussed asphalt and pavers for a section of street replacement on Bordeaux. The Board resolved to table this item. No formal motion was made at this time.

NEXT MEETING The next meeting is set for Wednesday, June 16, 2021 at 6:30 PM at Calvary Chapel of the Harbour, 16450 Pacific Coast Hwy., Huntington Beach CA 92649

ADJOURN There being no further business the meeting was adjourned at 8:10 PM.
ATTEST

Board Signature

Board Signature