

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING  
AUGUST 14, 2012

REDACTED  
MINUTES

**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, August 14, 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

**DIRECTORS ABSENT** None

**ALSO ATTENDING** Becky Seifert, CCAM<sup>®</sup>, Villageway Management, Inc.  
Twenty-five (25) Homeowners present

**APPROVAL TO ACCEPT AGENDA** A motion was made and seconded to approve the August 14, 2012, Agenda as posted. The motion carried.

**COMMITTEE REPORTS**

**PUBLICITY** No report.

**ARCHITECTURAL** Two applications.

**TREASURER** Checking: \$143,626.90  
Total Reserve Funds: \$400,637.07  
Total Assets: \$544,263.97

**LANDSCAPE POOL** Unauthorized person using the pool.

**PARKING** No report

**MAINTENANCE** No report.

**GRIMAUD** No report.

**RECREATION** No report.

**COMMUNICATION** No report

**OPEN FORUM** Request for new windows.  
Report of interior remodeling without Board approval.  
Can vendors come in and work on units during the weekend?  
Employee benefits.  
Guards not calling owner prior to letting visitors in.

Questions on 2012 Budget.  
Canopy need over kitchen window.  
Cleaning of pool bathrooms.  
Pool lights, pool gate chain and pool noise.  
Thanks for the Board for their good work.  
Spa water low on weekends.

**EXECUTIVE  
SESSION**

Issues discussed in Executive Session were as follows:

- Owner delinquency.
- Owner responsibility for patio deck leak.
- Vendor contracts.

**CONSENT  
CALENDAR**

A motion was made and seconded to approve the Consent Calendar as follows:

Regular Session Minutes of June 12, 2012.

Executive Session Minutes of June 12, 2012.

Redacted Regular Session Minutes of June 12, 2012, for posting.

Financial Statements for the period ending June 30, 2012, for Broadmoor Huntington Harbour.

Grimaud Financial Statements for the period ending June 30, 2012.

Greenscapes estimate dated July 5, 2012, in the amount of \$360.00, for installation of plants on Moritz, Francois, Bordeaux and Tropez

Invoice 0006527, from Doggie Walk dated August 5, 2012, in the amount of \$563.31 for 4,200 dispenser bags.

McCarthy Roofing, invoice #373, dated April 20, 2012, for repairs to 3237 Francois.

Lone Star invoice for bird mite treatment for unit on Tropez.

The motion carried unanimously.

**ADMINISTRATIVE**

**NEWSLETTER**

A motion was made and seconded to approve the draft of the August Newsletter. The motion carried unanimously.

**ACTION ITEMS**

Management was directed to:

- Obtain G.L. coded for escrow Administrative fees.
- Place concrete grinding on the September agenda.

**FINANCIALS**

**CAPITAL SOURCE  
BANK**

A motion was made and seconded to open CD at Capital Source Bank as follows:

13 month CD from July 24, 2012 to August 13, 2012, in the amount of \$212,663.52. The motion carried unanimously.

**FINANCIAL**

The Board will not approve a Financial Committee.

## COMMITTEE

### MORGAN STANLEY

A motion was made and seconded that all maturing CD's from Morgan Stanley will not be reinvested with Morgan Stanley. The Board will roll the matured Morgan Stanley funds into a CD, of the Board's choice offering the best rates. The motion carried unanimously.

### BUDGET

A motion was made and seconded to approve the reallocations to the 2012 Budget as follows:

G.L. 2020 – Gas \$6,500

3010 – Landscape \$62,400

3110 – Common Area Repairs \$38,100

3180 – Building Maintenance Repairs \$10,000

3210 – Balcony Railings \$15,000

3411 – Sewer and Drain Lines \$3,000

4090 – Payroll Taxes \$26,000.

The motion carried unanimously.

### RESOLUTION TO RECORD A LIEN

A motion was made and seconded to approve the Resolution to Record a Lien against account #00106-0936. The motion carried unanimously. Note: Management was directed not to give this account to the Judge Law Firm.

### FACILITIES

The Board tabled their decision on concrete grindings until additional information could be obtained from BPR. Management will place concrete grinding on the September agenda.

### AWNINGS

A motion was made and seconded to approve the action to replace awnings throughout the community with a not to exceed amount of \$15,000.00. The motion carried unanimously. The Board will take questions to the Maintenance Committee prior to making a final decision between two (2) vendors.

### ANNE CIRCLE

A motion was made and seconded to approve either replacing garage carpet or cleaning of the garage carpet and repair of drywall for unit on Anne Circle with a not to exceed amount of \$200.00. The motion carried unanimously. Management was directed to contact the owner to confirm if the carpet in the garage needed to be replaced or could it be cleaned. There is no need for this item to be extended onto the September agenda. Management will work with Paco and the owner.

### ROOF REPAIRS FRANCOIS

A motion was made and seconded to approve the action to repair the roof leak located on Francois, with a not to exceed amount of \$2,845.00. The motion carried unanimously. Management was directed to contact McCarthy Roofing for a comparable bid.

### CHIMNEY CAPS

A motion was made and seconded to approve the action to install chimney caps with a not to exceed amount of \$15,075.00. The motion carried unanimously. Management was directed to

contact ARW to clarify a six (6) stack system verses a nine (9) stack system mentioned in a comparative bid.

**Pool**

- The Board will review the Pool Party Application submitted by the Board. Management will place the application on the September agenda.
- The Board tabled decision on pool keys as the Board will be meeting with a vendor to discuss Electronic Key Cards.

**LANDSCAPE**

A motion was made and seconded to approve Midori Gardens proposal for concrete repairs on Ann Circle. The motion carried unanimously. Management was directed to confirm that this proposal doesn't include the patio area as this is the responsibility of the owner.

A motion was made and seconded to approve Greenscapes proposal for repairs on Martin at lawn to repack 2" valve. The motion carried unanimously

**ARCHITECTURAL**

**WINDOW APPROVALS**

It was recommended by the Architectural Committee that the Board approve submitted window installment applications. A motion was made and seconded to approve the following Architectural applications:

- 16454 Bordeaux – Window replacement.
- 3251 Francois – Window replacement

The motion carried unanimously.

**PARKING**

At this time the Board will not limit the number of outside decals per homeowner.

**NEXT MEETING**

The next meeting of the Broadmoor Huntington Harbour Community Association Board of Directors will be held on Tuesday, September 11, 2012, at 7:00 p.m. at Don the Beachcomber, 16278 Pacific Coast Highway, Huntington Beach, CA.

**ADJOURNMENT**

There being no further business to come before the Board of Directors at this time, a motion was made, seconded and unanimously approved to adjourn the meeting at 8:30 p.m.

**ATTEST**

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President

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Secretary