

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 15, 2021**

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**NOTICE**

The General Session meeting of the Broadmoor Huntington Harbour Board of Directors was held on Wednesday, September 15, 2021 at Calvary Chapel of the Harbour at 16450 Pacific Coast Highway 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 Present:                   Garry Brown, President  
  Ronald Lee, Vice President  
  Annette Merriam, Treasurer  
  Ben Goldberg, Secretary

**ABSENT**

Jordan Armitage, Member at Large

Representing  
Powerstone:

Jessica Hundermark, Community Manager

Others Present:

Approximately Fifteen (15) Homeowners

**CALL TO ORDER**

The meeting was called to order at 6:02 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 September 15, 2021 at 4:30 P.M., to discuss delinquencies, personnel matters, and homeowners' requests.

**HOMEOWNER FORUM**

- 16427 Tropez           The Homeowner was present to discuss termite tenting, awning removal during the paint project, and the lagoon.
- 3281 Moritz            The Homeowner was present to discuss outside parking decals, possible fees, and Grimaud street parking.
- 16414 Martin         The Homeowners were present to discuss parking concerns. The Homeowner also volunteered to help in walking with Primeco for the wood repair project.
- 16485 Tropez         The Homeowner was present to discuss pool lounge chairs and pool side janitorial issues.
- 16562 Bordeaux      The Homeowner was present to discuss paint and landscape uniformity.
- 3206 Anne            The Homeowner was present to discuss fumigation experience of their unit, and parking.
- 3275 Moritz          The Homeowner was present to discuss parking and the lagoon cracks.
- 16428 Martin         The Homeowner was present to discuss the lagoon, and open garage doors.

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**COMMITTEE REPORTS**

- Treasurer's Report** It was reported that as of the month ending August 31, 2021 the financial statement reflects a total of \$149,325.52 in operating cash, \$2,349,366.55 in reserves and \$83,226.01 in other assets, for a total of \$2,349,366.55. There is a current year surplus of \$42,582.18.35.
- Financial Statements** Upon motion duly made, seconded and carried unanimously, the Board moved to approve the Broadmoor Huntington Harbor and Broadmoor Grimaud August 2021 financial statements, 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 rolling over the following CDs into 3-month term.
- CD maturing 10.12.21 (MT) \$200,000
- Landscape** Director Brown gave an update on behalf of the Landscape Committee. Director Brown informed the listeners of the current issue the Board is facing with the plant material being close to the building. It has been confirmed the horizontal part of all Bougainvillea along the garage will be removed and the vertical part will be trimmed back as the plants will grow back over time. This action taken, will ensure the stucco behind the Bougainvillea will be painted.
- Upon motion duly made, seconded and carried unanimously, the Board approved adding Ellen Brown to the Landscape Committee.
- Upon motion duly made, seconded and carried unanimously, the Board approved the proposal submitted by Harvest Landscape to remove the dead or dying tree near 16585 Tropez at a CNTE \$850.00.
- Upon motion duly made, seconded and carried unanimously, the Board approved the proposal submitted by Harvest Landscape to install 40 1-gallon Lantana near 16502 Grimaud for a CNTE \$460.00.
- Upon motion duly made, seconded and carried unanimously, the Board denied the proposal submitted by Harvest Landscape for non-palm tree trimming. Harvest will be submitting a revised proposal.
- Architectural**
- 16455 Germain: The Homeowner submitted a Home Modification Application to replace the front door in Chestnut Brown. Upon motion duly made, seconded, and carried unanimously, the Board approved the application.
- 16381 Martin: The Homeowner submitted a Home Modification Application for retrofit window replacement with dark brown exterior frames, removal of the unit's flower box and replacement of the existing retractable awning fabric. Upon motion duly made, seconded, and carried unanimously, the Board approved the application.

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3299 Moritz: The Homeowner submitted a Home Modification Application to replace (3) windows (Retrofit with dark bronze outside frames). Upon motion duly made, seconded, and carried unanimously, the Board approved the application.

16443 Lazare: The Homeowner submitted a Home Modification Application to replace the resurfacing for (2) of the unit's balconies. Upon motion duly made, seconded, and carried unanimously, the Board approved the application.

Parking The following addresses submitted a parking application for an outside parking decal.

- 3195 Moritz

Based off the Parking Committee recommendation, upon motion duly made, seconded and carried unanimously, the Board approved the above application.

Grimaud No items were discussed during the meeting.

**MINUTES** Upon motion duly made, seconded, and carried unanimously, the Board approved the August 18, 2021 Regular Session meeting minutes as prepared by Powerstone Property Management.

**NEW BUSINESS**

Parking Decals The Board discussed the current parking situation that approximately 50 units have more than two vehicles (approximately 85 additional vehicles). These extra vehicles add to the wear and tear on the streets, as well as expenses for road and parking space maintenance, gate usage and administrative costs. The Board adopted a parking rule in 2013 allowing the Association to assess a \$480 annual fee for every vehicle with an outside parking decal to proportionately reallocate the expenses resulting from excess resident vehicles. Upon motion duly made, seconded, and carried unanimously, the Board approved implementing the annual fee effective January 01, 2022.

Spectrum (Contract Renewal) Upon motion duly made, seconded, and carried unanimously, the Board approved renewing the Spectrum Service Contract for high-speed internet and cable TV service at an estimated monthly total of \$12,473.28 which equates to \$51.12 per unit.

Striping Upon motion duly made, seconded, and carried unanimously, the Board approved the proposal submitted by Painting Unlimited to complete the red paint stripping for a CNTE \$8,600.00.

Mirror Tags Upon motion duly made, seconded, and carried unanimously, the Board approved Management to purchase 1,000 mirror tags from Forest Printing for a CNTE \$295.00.

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Heating of Pool      Upon motion duly made, seconded, and carried unanimously, the Board approved to keep the pool heated until the end of October. The Board would like to be Bcc'd on the email to the vendor to ensure this action item is completed on time.

**NEXT MEETING**      The next meeting is set for Wednesday, October 20, 2021 at 6:00 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 8:06 PM.  
**ATTEST**

\_\_\_\_\_  
Board Signature

\_\_\_\_\_  
Board Signature