

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 18, 2020**

NOTICE

The General Session meeting of the Broadmoor Huntington Harbour Board of Directors was held on Wednesday, November 18, 2020 via teleconference. The agenda was posted in the Common Area at least four days prior to the meeting in accordance with Civil Code.

PRESENT

Directors Present: Kevin Lutke, President
John Wicketts, Vice President
Ron Lee, Secretary
Annette Merriam, Treasurer
Robert Sebring, Director at Large

Directors Absent: None

Representing
Powerstone: Jessica Hundermark, Manager

Others Present: Approximately Twenty-Seven (27)
Homeowners

CALL TO ORDER

The meeting was called to order at 6:35 P.M. by Kevin Lutke, 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 November 18, 2020 at 5:30 P.M., to discuss delinquencies, personal matters and homeowners' requests.

COMMITTEE REPORTS

Treasurer's Report It was reported that as of month ending October 31, 2020 the financial statement reflects a total of \$87,233.63 in operating cash, \$2,043,296.95 in reserves and, \$75,515.52 in other assets, for a total of \$2,206,046.10. There is a current year surplus of \$438.48.

Financial
Statements

Upon motion duly made, seconded and carried unanimously, the Board moved to approved the October 2020 financial statement and ratified the review by the individual board members and all transfers of funds made in this period and reflected in the financial statement.

CD Investments

Upon motion duly made, seconded and carried, the Board approved rolling over the \$100,000 CD maturing on 11/19/20 for 12 months at the best rate.

Upon motion duly made, seconded and carried, the Board approved opening (2) \$200,000 CDs for 6 months at the best rate and maintain \$600,000 liquid for the upcoming painting project.

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- Architectural
- 3235 Moritz: The homeowner submitted a Home Modification Application to replace all unit windows and the two sliding glass doors facing the harbor. Upon motion duly made, seconded and carried, the Board approved the application contingent on the window and door frame remain in compliance with the community standards (Dark Bronze). The Board would also like Management to notify the homeowner that the approval does not allow any reflective material on the windows, as it is not permitted to be installed.
- 16439 Lazare: Homeowner submitted a Home Modification Application to replace all windows and sliding glass doors associated with the unit. The application included the standard Dark Bronze window and door frames. Upon motion duly made, seconded and carried, the Board approved the application.
- 3201 Moritz: Homeowner submitted a Home Modification Application to replace all windows and sliding glass doors associated with the unit. The application included the standard Dark Bronze window and door frames. Upon motion duly made, seconded and carried, the Board approved the application.
- 3281 Moritz: Homeowner submitted a Home Modification Application to replace all windows and sliding glass doors associated with the unit. The application included the standard Dark Bronze window and door frames. Upon motion duly made, seconded and carried, the Board approved the application.
- 16426 Martin: Homeowner submitted a Home Modification Application to install a lattice partition outside the living room patio that extends 2 feet past the patio's side wall. Upon motion duly made, seconded and carried, the Board tentatively denied the lattice partition until guidelines are established.
- Landscape
- There were no updates at this time.
- Parking
- 16339 Grenoble: The homeowner applied for a second outside parking decal. Upon motion duly made, seconded and carried, the Board approved the application as an inspection was completed: each of the resident's vehicles fit in the garage and the first two vehicles have been issued inside decals. The owner is eligible for an additional outside parking decal.
- 16515 Tropez: The homeowner applied for two (2) outside parking decal. Upon motion duly made, seconded and carried, the Board approved the application as an inspection was completed: each of the resident's vehicles fit in the garage and the first two vehicles have

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been issued inside decals. The owner is eligible for two outside parking decals.

16572 Bordeaux: The homeowner applied for two (2) parking decals. Upon motion duly made, seconded and carried, the Board approved the application as an inspection was completed, all cars fit in the garage, and the owner is eligible for two parking decals.

Upon motion duly made, seconded and carried, the Board denied the following applications as the vehicles did not fit in the garage and therefore do not qualify for outside parking decals.

- 16551 Tropez
- 3191 Anne
- 16502 Bordeaux

Parking rule change: After the 28-day review and comment period, a motion was duly made, seconded and carried, the Board approved the following parking rule.

- DIAGONAL PARKING

Parking rule #6 is revised to delete the requirement that a resident's third vehicle which fits diagonally on the unit's apron must be issued an INSIDE decal. Such vehicles will now be eligible for an OUTSIDE decal (unless the vehicle fits straight-in on the apron).

16427 Lazare: The homeowner submitted an application for an outside parking decal since they are no longer required to park their third vehicle diagonally on the driveway apron. Upon motion duly made, seconded and carried, the Board approved the parking application given the recent rule change.

Grimaud There were no updates at this time.

Communications There were no updates at this time.

HOMEOWNER FORUM

16502 Bordeaux The Homeowner was present during the teleconference to discuss parking rules and outside parking decals.

16428 Martin The Homeowner was present during the teleconference to comment on current Grimaud parking issues, the installed lattice and Director Lee not being available by video. The Homeowner also wanted to inform the Board of inaccuracies on the community website.

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| 16527 Torpez | The Homeowner was present during the teleconference to comment on the proposed Arm Barrier at the gate and to obtain additional information on the lagoon sprinklers. |
| 16596 Bordeaux | The Homeowner was present during the teleconference to state the arm barrier at the gate isn't good for the community. The Homeowner also wanted to draw the Board's attention to a few maintenance items needed. |
| 16471 Germain | The Homeowner was present during the teleconference to express her concerns for the Associations financial investments and the dead brush in front of her unit. The Homeowner also wanted to comment that she was running for the Board in the upcoming election. |
| 16345 Grenoble | The Homeowner was present during the teleconference to let all other Homeowners listening that he will also be running for the Board and to inquire about the cost if the pool was heated all year. The Homeowner also wanted to discuss the gate arm and security. |
| 3275 Moritz | The Homeowner was present during the teleconference provide a warning to all Homeowners listening that there was a possum sighting. The Homeowner also wanted to express his satisfaction with the Association's landscaping efforts. |
| 16575 Bordeaux | The Homeowner was present during the teleconference to obtain more information from the Board regarding their consideration for additional patrols. The Homeowner also wanted to express that he does not think that the gate arm is a wise expenditure during the current pandemic. |
| 16335 Grenoble | The Homeowner was present during the teleconference to discuss the gate arm and other recent investments. |
| 16427 Lazare | The Homeowner was present during the teleconference in order deliver another entry gate option for the Board to consider. |
| 3237 Moritz | The Homeowner was present during the teleconference to inform the Board that the Maintenance team is not wearing their masks during working hours. The owner also wanted to express that she doesn't think the community needs a mechanical arm at the gate or additional patrols. |
| 16582 Bordeaux | The Homeowner was present during the teleconference to follow up on the spa deck that is in need of minor repairs. |
| 16541 Tropez | The Homeowner was present during the teleconference to comment on the lagoon and community parking. |

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16432 Martin The Homeowner was present during the teleconference to ask the Board to stop spending the Association's money during the pandemic. The Homeowner also wanted to express that she doesn't think the community needs a mechanical arm at the gate or additional patrols.

MINUTES Upon motion duly made, seconded and carried, the Board approved the October 21, 2020 Regular Session meeting minutes, pending changes.

NEW BUSINESS

Palm Trees The Board resolved to table the Grenoble Palm Tree trimming and removal estimate, and obtain additional estimates.

Metal Coping
(Pool) The Board reviewed the estimate submitted by Roofing Standards to install metal coping located on the wall near the pool. The Board resolved to table this item as the Board was informed by the painting vendor that this item will be included in the upcoming painting project.

3255 François Antis Roofing submitted an estimate for repairs to be completed after a water test was conducted at 3255 Francois. The Board resolved to table this item last month in order to obtain a detailed scope of work. The Board discussed the breakdown included in the revised proposal. Upon motion duly made, seconded and passed, the Board approved splitting the invoice for the water test that was recently conducted. The Board would like Antis Roofing to provide a separate proposal detailing the possible water intrusion issues with the window sliders since that would be the owner's responsibility to repair.

Upon motion duly made, seconded and carried, the Board approved sending a work order to the onsite maintenance team for painting of the wall and caulking of cracks. Additionally, the association will take responsibility for the broken tiles and re-sloping of the gutter angle.

Animal Pest
Management The Board discussed Animal Pest Management per Director Merriam's request. No formal motion was taken at that time.

Patrol Service The Board resolved to table this item in order to obtain revised estimates from Allied Universal, Patrol One and Patrol Masters.

Geo-Technical
Engineer Recently Ben's Asphalt was onsite surveying the community for concrete repairs and paver installation. It was recommended that the Board hire a Geo-Technical Engineer prior to starting the project. Upon motion duly made, seconded and passed, the Board approved hiring a geo-technical engineer to inspect the subgrade on

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Parking Rule Change	Bordeaux and Lazare and provide a proposal. Director Merriam volunteered to meet the engineer onsite.
16432 Martin (Change Order)	Upon motion duly made, seconded and passed, the Board approved the following parking rule change that was posted for the 28-day comment and review period. Parking rule #6 is revised to delete the requirement that a resident's third vehicle which fits diagonally on the unit's apron must be issued an INSIDE decal. Such vehicles will now be eligible for an OUTSIDE decal (unless the vehicle fits straight-in on the apron). The Board reviewed the Change Order submitted by Spectrum for additional stair/front deck repairs at 16432 Martin Lane, for a CNTE \$1,822.00. After reviewing the original proposal's scope of work, a motion was made, seconded and carried; the board approved the change order.
Pool Guests	With the COVID-19 cases increasing the Board did not make any changes to the current guest restrictions.
NEXT MEETING	The next meeting is set for Wednesday, December 16, 2020 at 6:30 PM via teleconference.
ADJOURN	There being no further business the meeting was adjourned at 8:27 PM.
ATTEST	
	_____ Board Signature
	_____ Board Signature