

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 17, 2015**

NOTICE The regular meeting of the Board of Directors of the Broadmoor Huntington Harbour Community Association was held on Wednesday, June 17, 2015 at the Broadmoor Community Pool, Huntington Beach, CA.

PRESENT Directors Present: Ron Lee
Robert Sebring
Garry Brown
Chris Gray
Annette Merriam

Representing Powerstone: Amanda Porter
Sylvia Mandujano

Others Present: 8 Homeowners

CALL TO ORDER The meeting was called to order at 7:00 pm by Garry Brown, President.

EXECUTIVE SESSION It was noted that an executive session meeting of the Board of Directors was held at 6:00 pm at the Broadmoor Community pool to discuss disciplinary matters, collection issues and personnel matters.

COMMITTEE REPORTS

Treasurer's Report Annette Merriam reported that the financials reflect \$173,545.56 in operating cash, \$806,245.07 in reserves, \$36,647.37 in other assets for a total assets of \$1,016,438.00 and a \$78,435.45 current year surplus.

Architectural Chris Gray from the Architectural Committee reported the following Home Modification Applications as follows:

3821 Moritz – replacing windows

3206 Anne – replacing patio sliding door and seven windows

3271 Moritz – replacing windows

Upon motion duly made and seconded the Board resolved to approve the applications based on the committee's recommendation.

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MEETING OF THE BOARD OF DIRECTORS
JUNE 17, 2015**

- Landscape Catherine Lee provided the landscape report and noted that they continue to work with Harvest to reduce water consumption.
- The Board reviewed the Harvest Landscape Contract. This item has been tabled pending additional proposals.
- The Board reviewed the proposal from Harvest Landscape #37014 for chemical applicator for the infested bougainvilleas. This item has been tabled.
- The Board reviewed the proposal from Harvest Landscape #37011 for planting at 16375 Martin Lane. The landscape committee recommended approval. Upon motion duly made and seconded the Board approved the proposal in the amount of \$264.81.
- The Board reviewed the proposal from Harvest Landscape #37012 for planting at 16340 Martin Lane. The landscape committee recommended approval. Upon motion duly made and seconded the Board approved the proposal in the amount of \$207.00
- The Board reviewed the proposal from Harvest Landscape #37013 for planting removal and installation at 16610 Bordeaux. This item has been tabled.
- Parking The Board reviewed the correspondence.
- Maintenance Chris Gray reported the following:
- Tree roots lifting sidewalks. Proposals underway to repair the lifted sidewalks now that the locations have been identified.
 - The awnings have been evaluated and a proposal will be submitted to the Board in July.
 - Railing replacements underway and should be installed in June.
 - The stairwell repairs are underway.
- Grimaud The Board reviewed the proposal from Ken's Locksmith to replace the electronic key pad on the boat dock pedestrian gate. Upon motion duly made and seconded the Board approved the proposal in the amount of \$1,241.76.
- Communications No discussion.

HOMEOWNERFORUM

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 17, 2015**

16492Bordeaux The homeowner was present and expressed concerns about Gate Key and how to add guests into the system.

16437Lazare The homeowner was present and discussed the playground ad hoc committee.

MINUTES The Board reviewed the minutes of May 20, 2015 regular session meeting and the June 4, 2015 special session meeting. Upon motion duly made and seconded the Board approved the minutes as submitted.

FINANCIAL STATEMENT Upon motion duly made and seconded the Board approved the May 31, 2015 financial report.

NEW BUSINESS

Lien Resolution Upon motion duly made and seconded the Board approved the recording of a lien for account# C115-02275-2.

2015-2016 Final Draft Reserve Study The Board reviewed the reserve study prepared by Association Reserves. Upon motion duly made and seconded the Board approved the reserve study as presented. The monthly contribution will be \$35,600.00.

2015-2016 Draft Budget The Board reviewed the draft budget prepared by PowerStone. Upon motion duly made and seconded the Board approved the draft budget with the changes requested, no increase, and the monthly assessments to remain at \$406.00 effective September 1, 2015.

Audit/Tax Proposal The Board reviewed the proposal prepared by Inouye, Shivley, Longtin, & Klatt. Upon motion duly made and seconded the Board approved the proposal for the preparation of the association's annual audit and tax returns at a total cost of \$1,050.00.

16431 Lazar The Board reviewed the proposal prepared by South Coast Restoration to repair water damage from a leak at 16431 Lazar. Upon motion duly made and seconded the Board approved the repairs at a cost not to exceed \$1,418.00 with a vendor to be selected by the Board and management to be notified of the vendor.

**BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 17, 2015**

- 3215 Moritz The Board reviewed the proposal prepared by South Coast Restoration to repair water damage from a leak at 3215 Moritz. Upon motion duly made and seconded the Board approved the approved the repairs at a cost not to exceed \$2,513.00 with a vendor to be selected by the Board and management to be notified of the vendor.
- Moritz Gate The Board reviewed the proposal prepared by Royal Access to install a new digital key pad at the Moritz gate. Upon motion duly made and seconded the Board approved the proposal at a total cost of \$680.00.
- Guard Shack
Renovation The Board reviewed the proposal prepared by Nu-n-Ez Construction & Remodeling and Twin Construction to renovate the guard shack. Upon motion made and seconded, with Director Annette Merriam opposing, the Board approved the proposal from Nu-n-Ez Construction & Remodeling at a total cost of \$13,657.50.
- Street Lamp
Frame Replacements The Board reviewed the proposal prepared by CMC to replace six decorative street lamps. Upon motion duly made and seconded the Board approved the proposal to replace the lamps with galvanized steel at a total cost of \$1,717.80.
- Awning Replacements The Board discussed the list of awnings and the maintenance committee will be submitting a replacement proposal in July.
- Water Usage The Board discussed the water usage.
- Playground Committee The Board discussed the forming of a playground committee and tabled this item pending the insurance meeting.
- Management Report The Board reviewed the Management Reports.
- Correspondence The Board reviewed the correspondence.
- NEXT MEETING** The next meeting was set for Wednesday, July 15, 2015 at 7:00 pm.

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ADJOURN

There being no further business the meeting was adjourned at 8:35pm.

ATTEST

Board Signature

Board Signature.