

Eastbluff Homeowners Community Association
Board of Directors Meeting
June 3, 2024
Agenda

“Agendas and minutes of prior meetings are available for members at the HOA website (www.eastbluff.net). Members with a registered email address will receive electronic notice of meetings and the monthly meeting agenda. Members without computer access will be mailed an agenda each month upon request. If members have questions regarding the meeting agenda and related reports, please call Tritz Professional Management Services at 714-557-5900.

- I. **Architectural Review Committee Meeting –6:00 p.m.**
 - A. May 6, 2024 Minutes

- II. Applications
 - A. 2107 Arbutus Street – 1st Review
 - 1. Moderate Architectural for add floor area and a covered patio. **The recommendation is for approval.**
 - B. 2633 Bamboo Street – 1st Review
 - 1. Minor Modification for exterior painting. **The recommendation is for denial.**
 - C. 2433 Blackthorn Street – 1st Review
 - 1. Moderate landscape for front yard and front courtyard hardscape. **The recommendation is for approval with conditions.**
 - D. 2807 Carob Street – 1st Review
 - 1. Moderate Landscape for rear yard hardscape and landscape including a fire pit, rear glass fence, and portable spa. **The recommendation is for denial.**

- III. Notice of Completions with Deviations
 - A. 900 Almond Place
 - 1. New home and front and rear yard hardscape and landscape
 - B. 2527 Bunya Street
 - 1. Floor area addition, exterior renovation, and front and rear yard hardscape and landscape

- IV. Administrative Application Approvals
The following applications have been approved administratively.
 - A. 2633 Blackthorn Street
 - B. 2956 Carob Street

- V. Extension Requests
 - A. 915 Chestnut Place

- VI. Monthly Reports & Correspondence

- VII. **General Session Board Meeting – 7:00 p.m.**
 - A. Call To Order

- VIII. Homeowner Session
The Board of Directors welcomes and encourages community participation. Public comments are generally limited to three (3) minutes per person to allow everyone the opportunity to speak. Written comments are encouraged as well. The Board has the discretion to extend or shorten the time limit on agenda or non-agenda items.
 - A. Member comments

- IX. Approval of Minutes
 - A. May 6, 2024

- X. Financial Reports
 - A. April 30, 2024
 - B. Delinquent Assessment Report
 - C. Resolution to lien accounts 1A9203351 and 1A9200670

- XI. Board Business
 - A. Electrical Power to Monuments
 - 1. Revised proposal submitted by DLE Lighting and Electric for the monument at the park
 - B. Management Contract Renewal
 - 1. TPMS, Inc. contract renewal

- XII. Committee Reports
 - A. Landscape Committee
 - 1. Monthly Report
 - 2. Proposed Integrated Pest Management Program Policy
 - 3. Proposal submitted by Earthco for the 2024 cool season and warm season tree trimming
 - 4. Proposal submitted by Earthco for the removal of three (3) trees across from 2601 Bamboo Street
 - 5. Proposal submitted by Earthco for the removal of the declining tree by 2833 Cassia
 - 6. Earthco contract renewal
 - 7. Landscape report submitted by Earthco
 - B. Park Committee
 - 1. Monthly Report
 - 2. Impact Attenuation report submitted by Jamey Clark Inc.
 - 3. Proposals submitted by Bernardo Concrete Inc., BPR, Inc., and Precision Concrete Cutting for trip hazards on the park sidewalk
 - C. Neighborhood Connection & Welcoming Committee
 - 1. No Report
 - D. Neighborhood Watch Committee
 - 1. No Report
 - E. Architectural Guidelines & Procedures Review Committee
 - 1. No Report
 - F. Tree/Landscape View Committee
 - 1. Report
 - G. Aviation Report
 - 1. No Report
 - H. City Issues/NMUSD
 - 1. No Report

- XIII. Mailed Correspondence

- XIV. Board Input & Future Agenda Items

- XV. Next Meeting Date
 - A. The next Board meeting will be held on Monday, July 1, 2024, beginning at 5:00 p.m. for Executive Session (if needed), 6:00 p.m. for Architectural & 7:00 p.m. for General, via Zoom.

- XVI. Adjournment