

Eastbluff Homeowners Community Association
Board of Directors Meeting
July 7, 2025
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. **Executive Session (Closed) – 5:00 p.m.**

- A. June 2, 2025, Minutes
- B. Legal updates
- C. Correspondence
- D. Meeting with TPMS, Inc.

II. Adjournment

I. **Architectural Review Committee Meeting – 6:00 p.m.**

- A. June 2 2025, Minutes

II. Applications

- A. 2315 Arbutus Street
Major landscape for front and rear yard hardscape and landscape including parkway improvements, spa, fire pit, outdoor storage, and rear property line fence. **The recommendation is for denial.**
- B. 2927 Catalpa Street
Major landscape for rear wall. **The recommendation is for approval with conditions.**

III. Notice of Completions with Deviations/Denials

- A. 2641 Basswood Street – ADU

IV. Extension Requests

- A. 712 Aleppo Street – Custom home with a basement and front yard hardscape and landscape modifications.

V. Administrative Approvals

VI. Monthly Reports & Correspondence

VII. Adjournment

I. **General Session Board Meeting – 7:00 p.m.**

- A. Call To Order

II. 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. Correspondence

- III. Approval of Minutes
 - A. June 2, 2025, General Session Meeting Minutes
- IV. Financial Reports
 - A. April 30, 2025
 - B. Delinquent Assessment Report
 - C. Investment options
- V. Board Business
 - A. Appointment of Committee Members
 - B. Committee Mission Statements
- VI. Committee Reports
 - A. Landscape Committee
 - 1. Proposal submitted by Earthco Landscape to upgrade the landscape at the Bison Entrance
 - 2. Proposal submitted by Earthco Landscape to upgrade the landscape at the A Street entrance
 - 3. Proposal submitted by Earthco Landscape to upgrade the landscape at the B Street entrance
 - 4. Proposal submitted by Earthco Landscape to upgrade the landscape at the C Street entrance
 - 5. Proposal submitted by Earthco Landscape to add tree(s) to the slope behind Bunya
 - 6. Proposal submitted by Earthco Landscape for additional labor
 - 7. Landscape report submitted by Earthco
 - B. Park Committee
 - 1. Monthly report
 - C. Neighborhood Connection & Welcoming Committee
 - D. Neighborhood Watch Committee
 - E. Tree/Landscape View Committee
 - F. Aviation Report
 - G. City Issues/NMUSD
 - H. Security and Safety Committee
- VII. Mailed Correspondence
- VIII. Board Input & Future Agenda Items
- IX. Next Meeting Date

The next Board meeting will be held on Monday, August 4, 2025, beginning at 5:00 p.m. for the Executive Session (if needed) and 6:00 p.m. for Architectural, and 7:00 p.m. General Session, at the Newport Beach Oasis Senior Center.
- I. Adjournment