

Eastbluff Homeowners Community Association  
Board of Directors Meeting  
September 2, 2025  
Agenda

"Agendas and minutes of prior meetings are available for members at the HOA website ([www.eastbluff.net](http://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) – 5:45 p.m.**
  - A. August 4, 2025, Minutes
  - B. Member discipline
- II. Adjournment
- I. **Architectural Review Committee Meeting – 6:00 p.m.**
  - A. August 4, 2025, Minutes
  - II. Applications
    - A. 2621 Alta Vista Street  
Moderate landscape to modify the front yard entry wall, gate, and landscape. **The recommendation is for denial.**
    - B. 2815 Alta Vista Street  
Minor modification to modify the front and rear yard hardscape including a driveway replacement, removal of entry trellis, install AC condensers and paint the exterior of the home. **The recommendation is for denial.**
    - C. 2126 Aralia Street  
Moderate landscape for after the fact modification to the front and rear yard landscape. **The recommendation is for approval. \*\*There are neighbor concerns\*\***
    - D. 2839 Catalpa Street  
Minor modification to replace the garage door, replace roofing, and replace and relocate select windows and doors. **The recommendation is for denial.**
- III. Notice of Completions with Deviations/Denials
  - A. 915 Alder Place – Rear hardscape and landscape improvements including a pool, spa, fire pit, and barbecue island
  - B. 2901 Alta Vista Drive – ADU
  - C. 2661 Basswood Street – Rear wall and fence modifications
  - D. 2521 Bunya Street – Courtyard pool and landscape planting
  - E. 727 Camphor Street – Floor area addition
- IV. Extension Requests  
None.
- V. Administrative Approvals  
None.
- 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.
- III. Approval of Minutes
  - A. August 4, 2025, General Session Meeting Minutes
- IV. Financial Reports
  - A. July 31, 2025
  - B. Delinquent Assessment Report
- V. Board Business
  - A. Proposal submitted by WeatherTRAK Central Services for subscription renewal
  - B. Proposal submitted by ProTec Building Services for bench replacement at the park
  - C. Proposals submitted by ProTec Building Services and Humburg & Associates to scrape, sand, and seal park benches
  - D. Correspondence submitted by the City of Newport Beach for parkway tree replacements at:
    - 1. 2906 Alta Vista Drive
    - 2. 2100 Arbutus Street
    - 3. 815 Bellis Street
    - 4. 2826 Catalpa Street
- VI. Committee Reports
  - A. Landscape Committee report
    - 1. Proposal submitted by Earthco Landscape for additional labor
    - 2. Proposal submitted by Earthco Landscape for turf replacement with Kurapia
    - 3. Landscape report submitted by Earthco
  - B. Park Committee
    - 1. Monthly report
    - 2. New signage at park
    - 3. Ebikes and youth team activities at the park
  - C. Neighborhood Connection & Welcoming Committee
  - D. Neighborhood Watch Committee
  - E. Tree/Landscape View Committee
    - 1. View impairment report(s)
  - 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, October 6, 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, via Zoom.
- I. Adjournment