

Eastbluff Homeowners Community Association
Board of Directors Meeting
December 2, 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. November 4, 2024, Minutes

- II. Applications
 - A. 912 Aleppo Street – 1st Review
 - A. Moderate Architectural request to renovate the exterior of the home including new windows, new siding, new garage doors, new stone veneer, new AC condenser, and new roofing.
Insufficient information has been provided to evaluate the request.

- III. Notice of Completions with Deviations/Denials
 - A. 2652 Basswood Street – installation of the PV solar panels

- IV. Extension Requests
 - A. 2315 Arbutus Street – remodel project
 - B. 2407 Bamboo Street – remodel
 - C. 2824 Carob Street – pool and retaining wall

- V. Administrative Application Approvals
The following applications have been approved administratively.
 - A. 2221 Alta Vista Drive – roof replacement
 - B. 701 Bellos Street – exterior painting

- VI. Monthly Reports & Correspondence

- VII. Adjournment

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

- IX. Meeting with Flock Safety

- X. 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

- I. Approval of Minutes
 - A. November 4, 2024, General Session Meeting Minutes
- II. Financial Reports
 - A. October 31, 2024
 - B. Delinquent Assessment Report
- III. Board Business
 - A. Proposal submitted by Elect 2 Inspect for the May 2025 inspector of election services
 - B. Proposals submitted by Advanced Reserve Solutions, Inc., Association Reserves, and Foresight Financial Services, Inc. for onsite reserve study
 - C. Proposal submitted by Animal Pest Management Services, Inc. for raccoon trapping
 - D. Neighborhood survey
- IV. Committee Reports
 - A. Landscape Committee
 - A. Monthly report
 - B. Landscape report submitted by Earthco
 - B. Park Committee
 - A. Monthly report
 - C. Neighborhood Connection & Welcoming Committee
 - A. Next Event- Holiday Event 12/8
 - B. Board approval for \$6,500 to finish out the remaining 2 events of the fiscal year + upfront costs for events YoY.
 - Easter Event- \$1,850
 - Holiday Event- \$2,850
 - Upfront costs- \$1,800
 - D. Neighborhood Watch Committee
 - A. No Report
 - E. Tree/Landscape View Committee
 - A. No Report
 - F. Aviation Report
 - A. No Report
 - G. City Issues/NMUSD
 - A. No Report
 - H. Security and Safety Committee
 - A. No Report
- V. Mailed Correspondence
- VI. Board Input & Future Agenda Items
- VII. Next Meeting Date
 - A. The next Board meeting will be held on Monday, January 6, beginning at 5:00 p.m. for the Executive Session (if needed), 6:00 p.m. for Architectural & 7:00 p.m. for General, the location will be via Zoom.
- VIII. Adjournment