

Eastbluff Homeowners Community Association
Board of Directors Meeting
December 5, 2022
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 be sent 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 any questions regarding the meeting agenda and related reports, please call Tritz Professional Management Services at 714-557-5900.

- I. **Executive Session (Closed) - 4:30 p.m.**
 - A. October 3, 2022, Minutes
 - B. Owner View Impairments

- II. **Architectural Review Committee Meeting - 5:15 p.m.**
 - A. October 3, 2022, Minutes

 - B. Applications
 - A. 926 Aleppo
 - 1. Major Category B Application to modify demolish the existing Home and construct a new two-story home with exterior improvements
 - 2. Administrative Application Approvals
The following applications have been approved administratively
 - a. 2433 Bunya - Windows
 - b. 2107 Aralia - Solar Panels
 - c. 2527 Buckeye - Construction Extension
 - C. Monthly Reports & Correspondence

- III. **General Session Board Meeting - 6:00 p.m.**
 - A. Call To Order

- IV. 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.

- V. Approval of Minutes
The draft minutes from the prior meeting are posted in the Members Only section of the website so that that homeowner may view them before the meeting.
 - A. November 7, 2022

- VI. Financial Reports
 - 1. October 30, 2022
 - 2. Delinquent Assessment Report

- VII. Action Items
 - A. Board Business
 - 1. Blue Heron Park Pollinator Project
 - 2. Architectural Guidelines Changes
 - 3. Draft Annual Audit

- VIII. *Committee Reports*
 - A. *Landscape Committee*
 - 1. *No Report*
 - B. *Park Committee*
 - 1. *Committee Monthly Report*
 - C. *Neighborhood Connection & Welcoming Committee*
 - 1. *Thanksgiving Food Drive Report*
 - D. *Neighborhood Watch Committee*
 - 1. *No Report*
 - E. *Architectural Guidelines & Procedures Review Committee*
 - 1. *No Report*
 - F. *Aviation Report*
 - 1. *No Report*
 - G. *City Issues/NMUSD*
 - 1. *City Traffic Report on Alta Vista Drive*

- IX. *Correspondence*

- X. *Board Input & Future Agenda Items*

- XI. *Next Meeting Date*
 - A. *The next Board meeting will be held on Monday, January 9, beginning at 5:00 p.m. for Executive Session at 6:00 p.m. for Architectural Review Committee and 7:00 p.m. for General Board Meeting.*

- XII. *Adjournment*