

Eastbluff Homeowners Community Association  
Board of Directors Meeting  
December 6, 2021  
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 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. **Architectural Review Committee Meeting - 6:00 p.m.**
  - A. November 1, 2021, Minutes
  
- II. Applications
  - A. 2801 Alta Vista
    - 1. Notice of Completion
  
  - B. 2651 Bamboo
    - 1. Minor Change Modification for front & rear yard hardscape & landscape including firepit, spa and sports court.
  
  - C. 900 Chestnut
    - 1. Major Category B Modification to demolish existing home and construct a new two story house. 2<sup>nd</sup> Review
  
  - D. Architectural Project Extension Requests
    - 1. 2437 Bamboo
    - 2. 2527 Buckeye
    - 3. 2333 Aralia
  
- III. Monthly Reports & Correspondence
  
- IV. **General Session Board Meeting - 7:00 p.m.**
  - A. Call To Order
  
- V. 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.
  
- VI. 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 1, 2021
  
- VII. Financial Reports
  - 1. October 31, 2021
  - 2. Delinquent Assessment Report

- VIII. Action Items
  - A. Board Business
    - 1. Owner Reforestation Request
  
- IX. Committee Reports
  - A. Landscape Committee
    - 1. Committee Report
    - 2. Rotation Map
    - 3. Parkway Tree Donation Planting
  - B. Park Committee
    - 1. Committee Report
  - C. Neighborhood Connection & Welcoming Committee
    - 1. Holiday Lights & Decorations
    - 2. Upcoming Holiday Events
  - D. Neighborhood Watch Committee
    - 1. Mail Theft, Vehicle Break-ins, Car Theft
  - E. Architectural Guidelines & Procedures Review Committee
    - 1. No Report
  - F. Aviation Report
    - 1. No Report
  - G. City Issues/NMUSD
    - 1. CDM Sports Field Update
    - 2. Newport Beach Housing Element Report
  
- X. Correspondence
  
- XI. Board Input & Future Agenda Items
  
- XII. Next Meeting Date
  - A. The next Board meeting will be held on Monday, January 3, 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. The meeting will at least be held electronically by Zoom.
  
- XIII. Adjournment