

Eastbluff HOA

April 2026 Board Meeting Highlights

The Board of Directors held its monthly meeting on April 13, 2026.

To keep owners and tenants informed about developments in Eastbluff, the Board is collaborating with HOA Connection to send a brief email update after each meeting, highlighting key decisions and issues.

If you have any questions or need more information, please don't hesitate to contact Tritz Professional Management Services at 714 557-5900 or email morgan@tpms.net. Thank you.

In the **Executive Session**, the Board took the following actions.

- Approved the minutes of the March 2, 2026, meeting.
- Held Hearings with an owner.
- Reviewed and discussed legal correspondence and updates with Richardson Ober.
- A Foreclosure request and view-impairment issues were tabled due to time constraints.

At the **Architectural Committee** meeting, the Board, acting as the Architectural Review Committee, took the following actions.

- Approved the minutes of the March 2, 2026, meeting.
- 2924 Alta Vista - approved a minor architectural application for an entry shade and structure.
- 2626 Basswood - approved a moderate application with conditions for a rear yard hardscape and landscape modification, including an open trellis patio cover, barbecue counter, fire wall, fire pit, elevated deck, and pool & spa with supporting equipment.

- 2661 Basswood - approved a major application for landscape and hardscape renovation, including retaining walls, garden walls, garden fences, gates, lighting, and barbecue counter.
- 2839 Carob - denied a major architectural application to construct a home Accessory Dwelling Unit (ADU) and front and rear yard hardscape and landscape improvement, including improvement to the rear slope easement granted to and maintained by the Association.
- 908 Citrus - approved a major architectural application for front and rear yard hardscape and landscape.
- 2321 Alta Vista - reviewed a previously approved architectural application on modification of front yard hardscape and landscape, requiring the owner to submit a detailed plan/rendering for the landscape to mitigate the large wall/planter.
- Agreed to obtain revised language on story poles from architectural consultant Jeff Smith.

In the **General Session**, the Board took the following actions:

- Approved the March 2, 2026, Board Meeting Minutes.
- Approved the February 2026 monthly financial reports, subject to year-end audit.
- Approved turning seven (7) owner accounts over to collection for failure to pay their annual assessment.
- Reviewed the final draft of the 2026-2027 fiscal year budget and approved the budget with a five (5%) percent increase in annual assessments to \$1,352 beginning July 1, 2026.
- Requested that the park committee look into a memorial plaque for long-time resident and Board member Barry Eaton, who had recently passed away.
- Approved a proposal from EarthCo Landscape for improvements on the south side of the Buckeye slope for \$4,900.00.
- Approved a proposal from EarthCo Landscape for improvements on the north end of the Buckeye slope for \$4,165.00.
- Approved a proposal from EarthCo Landscape for Olive tree spraying for \$3,060.00.

- Approved a proposal from EarthCo Landscape for improvements at the Bellis corners for \$5,040.00.
- Approved the proposal from Play Safe Inspections for the annual playground inspection for \$1,525.00.

The next Board of Directors meeting will take place on May 4, 2026, via Zoom.

The Board encourages all owners to attend the monthly Board meetings and stay informed on Association issues.