



Board of Directors Meeting Notes November 2, 2020

1. In Executive Session took action to approve the October 5, 2020 Executive Session meeting minutes; after investigation, took action to deny a complaint by a homeowner, took action on several View Impairment issues between owners and approved legal counsel invoices.
2. Acting as the Architectural Review Committee, approved applications at the following addresses: 2232 Alta Vista for a solar panel installation; 700 Bison, a rear yard landscape & hardscape modification with outdoor kitchen, patio cover and balcony expansion; 901 Almond, approved minor modifications found on Notice of Completion Inspection.
3. Approved the minutes of the October 5, 2020 Board of Directors meetings.
4. Acknowledge receipt and review of the October 2020 monthly financial reports subject to year end audit.
5. The Board determined to each evaluate any need to be trained by TPMS on their software system and inform Board President Ron Rubino who will set up a training class if needed.
6. Approved a proposal from from HOA Elections of California subject to agreement in change to idemification language to serve as the Inpsector of Election and handle all Election Administration for the May 2021 Annual Meeting at a cost of \$2,915.00 to \$3,290.00 and if the language could not be changed to utilize the services of Elect 2 Inpect at a cost of \$3,120.00.
7. Held a review with Andrew Chase, Monarch Environmental and provided TPMS with input on additional information needed in the continued evaluation of the Irrigation Controller replacement project.
8. Approved a proposal from Beach and Bay Lighting to install Holiday lighting and decorations at all Eastbluff Monuments as requested by the Neighborhood Connection Committee at a cost of \$2,000.00.
9. Reviewed and provided formatting change ideas to TPMS on the newly created Architectural Project Tracking Spreadsheet.
10. Determined to request the City of Newport Beach conduct a Traffic Safety Study on Alta Vista Drive in the spring of 2021.

If you have any questions or require further information, please contact Tritz Professional Management Services at 714 557-5900 or via email at scott@tpms.net. Thank you.

The next meeting of the Board of Directors will take place on December 7, 2020.

The Board encourages all owners to attend the monthly board meetings as a way to stay informed on Association issues and during this COVID 19 Pandemic to follow State guidelines, practice social distancing and keep yourself and your family safe and healthy.

