

## Eastbluff Community Association

### Board Meeting Highlights

The Board of Directors held its monthly meeting on December 1, 2025.

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](mailto:morgan@tpms.net). Thank you.

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

- Approved the minutes of the November 3, 2025, meeting.
- Reviewed legal correspondence and updates.
- Discussed liability issues and contracts.
- Approved correspondence regarding the view impairment report(s)

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

- Approved the minutes of the November 3, 2025, Architectural Committee Meeting.
- 2215 Aralia - approved a minor application with conditions for window, door, and siding replacement and a property line fence.
- 2215 Aralia - approved with conditions, a minor application to install an AC condenser and modify the courtyard and rear yard hardscape and landscape, including a fire pit.
- 2661 Basswood - denied a major application due to incomplete information and plan specifications to add floor area, renovate the exterior, including modified roof lines, balcony, new siding, asphalt shingle roof, standing seam metal roof, new windows, and doors.
- 2639 Bamboo - approved with conditions, a moderate application to add floor area, renovate the exterior with modified roof lines, new siding, new asphalt shingles, standing metal seam roofs, and new windows and doors.
- 2824 Carob - approved with conditions, a major application to modify the front and rear yard hardscape and landscape.

- 2531 Blackthorn - approved a construction extension until January 30, 2026, for completion of a previously approved ADU.

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

- Approved the November 3, 2025, and November 23, 2025 Board Meeting Minutes.
- Approved the October 2025 monthly financial reports, subject to year-end audit.
- The Board of Directors approved a proposed reallocation of reserves.
- Tabled action on park use by outside groups pending additional information from the association insurance agent.
- Approved a proposal from Elect 2 Inspect to provide Inspector of Election Services for the 2026 Annual Meeting for \$3,780.00.
- Reviewed the draft of the proposed view impairment enforcement policy and determined to have legal counsel review the document and provide input to the Board.
- Approved not mandating organic products for use on the Blue Heron Park turf.
- Determined not to move forward with scalping and overseeding of the turf at Blue Heron Park because it was too late in the season to do such work.
- Approved the proposed turf program costs for 2026 for \$3,760.00.
- Approved a proposal from EarthCo Landscape for December and January fertilization applications at \$1,645.00 per application, with a 48-hour notice provided to homeowners.
- Approved the recommended pesticide applications on the slopes by EarthCo Landscape, subject to the following label instructions.
- Received various committee reports with no action taken.

The next Board of Directors meeting will take place on January 5, 2026, via Zoom.

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