

Eastbluff Homeowners Community Association
Board of Directors Meeting
May 6, 2024
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 receive 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 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. April 1, 2024 Minutes

- II. Applications
 - A. 926 Aleppo Street – 1st Review
 1. Minor Modification to modify the previously approved plans with the addition of a covered entry porch and the elimination of select rear and side windows. **The recommendation is for approval.**
 - B. 2200 Aralia Street – 1st Review
 1. Moderate Architectural for addition with minor deviations. This is for a Notice of Completion.
 - C. 2807 Carob Street – 1st Review
 1. Minor Modification for the removal of plants and install fences. **The recommendation is for denial.**

- III. Administrative Application Approvals
The following applications have been approved administratively.
 - A. None

- IV. Monthly Reports & Correspondence

- V. **General Session Board Meeting – 7:00 p.m.**
 - A. Call To Order

- VI. 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.
 - A. Member comments
 - B. Directors' Election; Introduction of candidates for the Director Election. Each candidate is offered up to 3 minutes to introduce themselves to the attendees and describe why they are running for the Director position and what they hope to accomplish. The list of candidates is as follows:
 - Jenna Edwards
 - Gina Hueston
 - Paul Jones
 - Allen Maguire (incumbent)
 - Ron Rubino (incumbent)
 - Gary Smith (incumbent)
 - Ginny Tadjalli (incumbent)
 - Sydni Webb
 - Allen Yourman (incumbent)

- VII. Approval of Minutes
 - A. April 1, 2024

- VIII. Financial Reports
 - A. March 31, 2024
 - B. Delinquent Assessment Report

- IX. Board Business
 - A. Electrical Power to Monuments
 - 1. Update
 - B. Election Rules Timeline for proposed changes
 - C. Management Contract Renewal

- X. Committee Reports
 - A. Landscape Committee
 - 1. Monthly Report
 - 2. Proposal submitted by Earthco for removal of dead plants and to fill in bare areas along the Arbutus slope
 - 3. Homeowner feedback on proposal
 - 4. Overseeding
 - 5. Landscape report submitted by Earthco
 - B. Park Committee
 - 1. Monthly Report
 - 2. Proposal submitted by Dave bang for drop test approval of rubber surface
 - 3. Proposal submitted by Earthco for tree replacement at the park area
 - C. Neighborhood Connection & Welcoming Committee
 - 1. No Report
 - D. Neighborhood Watch Committee
 - 1. No Report
 - E. Architectural Guidelines & Procedures Review Committee
 - 1. No Report
 - F. Tree/Landscape View Committee
 - 1. Report
 - G. Aviation Report
 - 1. No Report
 - H. City Issues/NMUSD
 - 1. Report on meetings with City Departments (Public Works, Traffic Engineer, and Police Traffic Enforcement) to discuss potential additional signage for speed limit, stop signs, and caution children at play at the park
 - 2. Repainting of B Street/Eastbluff crosswalk

- XI. Mailed Correspondence

- XII. Board Input & Future Agenda Items

- XIII. Next Meeting Date
 - A. The next Board meeting will be held on Monday, June 3, 2024, beginning at 5:00 p.m. for Executive Session (if needed), 6:00 p.m. for Architectural & 7:00 p.m. for General, via Zoom.

- XIV. Adjournment