

Eastbluff Homeowners Community Association
Board of Directors Meeting
April 1, 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. **Executive Session (Closed) – 5:00 p.m.**
 - A. March 4, 2024
 - B. Meeting with Matt D. Ober of Richardson I Ober
 - C. Resolution of the Board of Directors to Commence Foreclosure Process with Notice of Default on account 1A9200390

- II. **Architectural Review Committee Meeting –6:00 p.m.**
 - A. March 4, 2024 Minutes

- III. Applications
 - A. 712 Aleppo Street – 1st Review
 - 1. Major Category 1 Application to construct a custom home with a basement. **The recommendation is for denial.**
 - B. 2207 Aralia Street – 1st Review
 - 1. Major Category 2 Application to add floor area and modify front yard hardscape and landscape. **The recommendation is for approval with conditions.**
 - C. 2812 Carob Street – 2nd & 3rd Review
 - 1. Minor Modification (2nd review) & Major Landscape (3rd review) for house light fixtures and to modify front and rear yard hardscape and landscape including a driveway and entry walk replacement, barbeque counter, fire pit and pool and spa with supporting equipment. **The recommendation is for approval.**
 - D. 2906 Carob Street – 3rd Review
 - 1. Minor Modification for the installation of a shed. **The recommendation is for approval.**

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

- V. Monthly Reports & Correspondence

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

- VII. 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.

- VIII. Approval of Minutes
 - A. March 4, 2024

- IX. Financial Reports
 - A. February 29, 2024
 - B. Delinquent Assessment Report
 - C. Authorization to turn accounts 1A9200670, 1A9201260, 1A9204140, 1A9201380, and 1A9203351 over to collections
- X. Board Business
 - A. Newsletter E-blast Service
 - 1. Service agreement submitted by HOA Connection
 - B. Annual Playground & Tot Lot Repairs
 - 1. Inspection report and proposal submitted by Jeremy Clark, Inc. for repairs from inspection
 - C. Annual Park Bench Refinishing
 - 1. Proposals submitted by Gale Force Property Maintenance, Inc., Humburg & Associates, Inc., and Pro Tex Building Services
 - D. Electrical Power to Monuments
 - 1. Report on cost and procedures
 - E. 2024-2025 Fiscal Year Budget
 - 1. 2nd Review of draft budget
 - F. Compost Tea Pilot Project
 - 1. Determination test area
 - 2. Herbicides, Pre-Emergent, and Insecticide Products
- XI. Committee Reports
 - A. Landscape Committee
 - 1. Monthly Report
 - B. Park Committee
 - 1. Monthly Report
 - 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. No Report
- XII. Homeowner Correspondence
- XIII. Mailed Correspondence
- XIV. Board Input & Future Agenda Items
- XV. Next Meeting Date
 - A. The next Board meeting will be held on Monday, May 6, 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.
- XVI. Adjournment