

Eastbluff Homeowners Community Association
Board of Directors Meeting
June 1, 2026
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. April 13, 2026, Minutes
 - B. Legal correspondence and updates
 - C. View impairment reports
 - D. Member discipline
 - E. Authorization to Publish Foreclosure Sale for account 1756-189
 - F. Meeting with homeowner
 - G. Hearing
 - II. Adjournment
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- I. **Architectural Review Committee Meeting** – **6:00 p.m.**
 - A. May 4, 2026, Minutes
 - II. Applications
 - A. 901 Aleppo Street
Minor modification to replace fences and gates. **The recommendation is for approval with a condition.**
 - B. 2661 Basswood Street
Major architectural to add floor area and renovate the exterior of the home including modified roof lines, balcony, new siding, asphalt shingle roof, standing seam metal roof, new windows and doors. **The recommendation is for approval with conditions.**
 - C. 827 Camphor Street
Minor modification to replace fence and gate. **The recommendation is for approval with a condition.**
 - III. In Process Review
None.
 - IV. Administrative Approval
None.
 - V. Extension Requests
None.
 - VI. Notice of Completions with Deviations/Denials
None.
 - VII. Monthly Reports & Correspondence
 - VIII. Ad Hoc Committee
None.
 - IX. Adjournment

- I. **General Session Board Meeting – 7:00 p.m.**
 - A. Call To Order
- II. Reorganization of the Board of Directors
- III. 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.
- IV. Approval of Minutes
 - A. May 4, 2026, General Session Meeting Minutes
 - B. May 18, 2026, Annual Meeting of Members Meeting Minutes
- V. Financial Reports
 - A. April 30, 2026
 - B. Delinquent Assessment Report
- VI. Board Business
 - A. City tree at 2527 Buckeye Street
 - B. 2026-2027 Board Meeting dates and locations
- VII. Committee Reports
 - A. Committee membership and liaisons
 - B. Landscape Committee reports
 - 1. Proposal submitted by EarthCo Landscape for infilling on Buckeye
 - 2. Proposal submitted by EarthCo Landscape for improvements at Eastbluff and Jamboree
 - 3. Landscape report submitted by Earthco Landscape
 - C. Park Committee
 - 1. Monthly report
 - 2. Proposal submitted by Earthco Landscape for tree installation for dedication
 - 3. Proposal submitted by JTL Concrete for plaque dedication
 - 4. Playground inspection report submitted by Play Safe Inspections
 - D. Neighborhood Connection & Welcoming Committee
 - E. Neighborhood Watch Committee
 - F. Tree/Landscape View Committee
 - G. Aviation Report
 - H. City Issues/NMUSD
 - I. Security and Safety Committee
- VIII. Mailed Correspondence
- IX. Board Input & Future Agenda Items
- X. Next Meeting Date

The next Board meeting will be held on July 6, 2026, beginning at 5:00 p.m. for Architectural, 6:00 p.m. for the Executive Session (if needed), and 7:00 p.m. General Session, via Zoom.
- I. Adjournment