

Eastbluff Homeowners Community Association  
Board of Directors Meeting  
September 13, 2021  
Agenda

"Agendas and minutes of prior meetings are available for members at the HOA website ([www.eastbluff.net](http://www.eastbluff.net)). Members with a registered email address will be sent 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 any 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. August 2, 2021, Minutes
  - B. August 23, 2021 Minutes
  - C. Board Member Conflict of Interest
  - D. Crane vs. Zamucen Lawsuit
  
- II. **General Session Board Meeting - 6:00 p.m.**
  - A. Call To Order
  
- 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  
The draft minutes from the prior meeting are posted in the Members Only section of the website so that that homeowner may view them before the meeting.
  - A. August 2, 2021
  
- V. Financial Reports
  - 1. No Report this Month
  
- VI. Action Items
  - A. Board Business
    - 1. CVL Annual Landscape Report
      - a. Landscape Maintenance Performance Report
    - 2. Architectural Guideline Change
      - a. Change to ADU setback to meet Civil Code requirements
  
- VII. Committee Reports
  - A. Landscape Committee
    - 1. Committee Report
  - B. Park Committee
    - 1. No 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. Aviation Report
    - 1. Aviation Activities Update

- G. City Issues/NMUSD
  - 1. Newport Beach Draft Housing Element Report
  - 2. Veto Request on SB 9 and SB 10
  - 3. CDMHS Compliance Report

VIII. Correspondence

IX. Board Input & Future Agenda Items

X. Next Meeting Date

- A. The next Board meeting will be held on Monday, October 4, 2021, beginning at 5:00 p.m. for Executive Session at 6:00 p.m. for Architectural Review Committee and 7:00 p.m. for General Board Meeting. The meeting will at least be held electronically by Zoom.

XI. Adjournment

XII. **Architectural Review Committee Meeting - 7:00 p.m.**

- A. August 2, 2021, Minutes
- B. August 23, 2021 Minutes
- C. 2300 Arbutus
  - 1. Minor Modification to renovate the exterior of the home with new windows, new siding, new railing, new garage doors, new roofing, new rain gutters and new paint.
- D. 2501 Blackthorn
  - 1. Minor Modification of "after the fact" reconfiguration of the front yard landscape including pool and spa configuration.
- E. 2601 Bunya
  - 1. Minor Modification to renovate the exterior of the home with new windows, new siding, new garage doors, new lighting and new paint.
- F. 2437 Bamboo
  - 1. Minor Modification to renovate the exterior of the home with new roofing, new siding, and front & rear yard hardscape and landscape.
- G. 2607 Buckeye
  - 1. Major Category Modification to add second story floor area and renovation of exterior of the home.
- H. 2615 Buckeye
  - 1. Major Category Modification to add second story floor area and renovation of exterior of the home.
- I. Monthly Reports & Correspondence
- J. Adjournment