

Eastbluff Homeowners Community Association  
Board of Directors Meeting  
January 3, 2022  
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. September 13, 2021, Minutes
  - B. Collection Services
  - C. Crane vs. Zamucen Lawsuit
  
- II. **Architectural Review Committee Meeting - 6:00 p.m.**
  - A. December 6, 2021, Minutes
  
  - B. Applications
    - A. 720 Bison
      - 1. Major Category A Modification for single story floor area addition.
    - B. 2912 Carob
      - 1. Major Category B Modification for single story floor area addition and exterior renovation.
    - C. 915 Chestnut
      - 1. Major Category B Modification for floor area addition and exterior renovation - 2<sup>nd</sup> Review
    - D. 900 Almond
      - 1. Major Category B Modification to demolish existing home and replace it with a new two-story home - 2<sup>nd</sup> Review
  
  - C. Monthly Reports & Correspondence
  
- III. **General Session Board Meeting - 7:00 p.m.**
  - A. Call To Order
  
- IV. 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.
  
- V. 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. December 6, 2021
  
- VI. Financial Reports
  - 1. November 30, 2021
  - 2. Delinquent Assessment Report

- VII. Action Items
  - A. Board Business
    - 1. Draft Audit Review & Approval
    - 2. Election Administration Company Selection
- VIII. Committee Reports
  - A. Landscape Committee
    - 1. Committee Report
    - 2. Labor Make-up Report
  - B. Park Committee
    - 1. Blue Heron Park Fertilizer Report
    - 2. Trash Can Liner Purchase
  - C. Neighborhood Connection & Welcoming Committee
    - 1. Holiday Food Drive & Toy Drive Report
  - D. Neighborhood Watch Committee
    - 1. No Report
  - E. Architectural Guidelines & Procedures Review Committee
    - 1. No Report
  - F. Aviation Report
    - 1. No Report
  - G. City Issues/NMUSD
    - 1. CDM Sports Field Further Update
- IX. Correspondence
- X. Board Input & Future Agenda Items
- XI. Next Meeting Date
  - A. The next Board meeting will be held on Monday, February 7, 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.
- XII. Adjournment