



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

www.marinita-hoa.org

Homeowners Association Monthly Meeting –January 19, 2010

The meeting was called to order by Vice-President Tom Smith. BOD members present were Chris Anastasio, Yves Le Bienvenu, Mary Murray

Homeowners present: Steve Schattmaier

Minutes of October 21, 2009 meeting were approved.

Treasurer's Report

Treasurer's Report will be available to members only at the monthly meetings. A copy may be picked up there – not to be distributed with minutes and agenda.

Old Business

There are several homeowners who are seriously past due:

Lot 13: 2 quarters behind plus non compliance fee of \$700. Note below:

October 21, 2008 Minutes - CCRs Violations-- Lot 13 --the Architectural Committee sent letter to homeowner who is working toward compliance. Installation of new garage doors is complete. Repainting exterior, and a landscaping plan are projected to be completed by January 01, 2009.

Certified letters were mailed to homeowner but he refused to accept them. Letters were dated October 3, October 5, October 17, November 3, 2009. Two regular mail letters already sent

Lot 49: 3 quarters delinquent

Lot 52: 3 quarters delinquent

Lot 58: 3 quarters delinquent

Lot 63: In foreclosure. Need to put a lien on that property.

Actions to be taken are:

Put a lien on the property of Lot 63

Send demand letters to the following lots: 13, 49, 52, 58 indicating that they have 14 days to pay or our attorney will commence the process for collection.

Lot 33 is not complying with the 51% green yard rule as established in the CC&R's. Members of the board, and in particular Chris Anastasio have volunteered to help the homeowner get to the proposed 51 % mark. We will be checking for compliance.

Landscaping - Board decided to try a two-man crew every two weeks instead of the one-man crew every single week. Cost will remain the same. However, if at the beginning the work falls behind, the board needs to cover the expenses of Vermulean in order to catch up as a one-time occurrence. Mary Murray will evaluate if this system works better for us.

New Business

Alice Hook is nominated to chair the nominating committee. The following people shall run for the board:

Rex Hall

Mary Murray

Tom Smith

Steve Schattmaier

Chris Anastasio

Shawn Patrick

Interested volunteers are requested to call Alice, 240-2036, -- the list of candidates needs to be finalized by January 26. Ballots to be mailed to homeowners by February 1, 2010 Election ballots will be counted at the March 16 meeting.

The board recognizes the great job our Financial Assistant is doing. The Board approved an increase in pay to \$100 per month effective immediately.

Meeting adjourned at 7.41 pm.

NOTE: The next scheduled MHOA meeting is February 16, 2010 at 7:00 p.m. at the Dana Point CommunityCenter on Del Obispo.