



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

www.marinita-hoa.org

Homeowners Association Monthly Meeting –February 16, 2010

The meeting called to order by President Rex Hall.

BOD members present: Chris Anastasio, Tom Smith, and Mary Murray

Homeowners present: Naurbon Perry, Buck & Judy Henderson

Minutes of January 19 meeting approved and seconded

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 -CC&R Violations

HOA delinquent dues update:

Lot 13: 2 quarters behind plus non compliance fee of \$700. Multiple notifications by letter attached to front door and telephone conversation on January 27; given 15 days to pay. Lot 13 will be assigned to the HOA attorney.

Lot 49: 3 quarters delinquent, letter accepted January 28; given 30 days to pay

Lot 52: 3 quarters delinquent. letter sent January 27 accepted on January 30. given 30 days to pay.

Lot 58: 3 quarters delinquent, letter not accepted sent regular mail; given 30 days to pay.

The Board elected to wait to receive money from other lots by their due dates.

Lot 63: In foreclosure. Action to be taken: put a lien on the property.

Lot 33: still in violation, letter to be sent and given 30 days to complete area with 51% of plant coverage or fines will be assessed until completed.

New Business

Financial report reviewed. Budget for 2010 reviewed, approved by the Board and seconded.

The HOA Board would like to thank Joyce Christensen for her excellent work in dealing with the financial records, etc for the HOA

Reserve study is not needed until October of 2011. HOA board voted to wait until that time.

Election update: We have received 35 ballots as of this date, reminder sent out to homeowners that ballots are due by the March 16th meeting. Ballots will be counted at that meeting, Naurbon Perry, Joyce Christensen volunteered to count the ballots. A quorum of 40 ballots is required to conduct an election. Your cooperation is urged to participate in interests of our community.

Open discussion:

Call from Laurie Tsitivas regarding survey of Lot # 25. If contesting this, homeowner needs to send a letter to the HOA, P.O. Box 208, for further discussion on the matter. Mary will advise her of the process.

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