



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

Marinita HOA Meeting

July 14, 2014

Board members in attendance were Tom Smith, Mary Lu Howell, Jill Buckley, and Shawn Patrick. Joyce Christensen was also in attendance. No other homeowners were present.

The July meeting was called to order at 6:52.

Shawn motioned to approve the June 9, 2014 minutes, and Tom seconded.

Joyce presented the financial report. The water bill has increased due to increased and seasonal usage. The board discussed ongoing water needs and requirements for the common areas maintained by the HOA. Tom motioned to approve the financial report, and Jill seconded.

Joyce discussed those homeowners who have fallen behind on their dues obligations. The HOA attorney has filed a lien on a property over 1 year behind in paying their assessments. Joyce will continue to send past due notices to delinquent homeowners.

The Board reviewed bids provided by Jill and Mary Lu regarding the front entrance make-over. The Board agreed on a \$10,000 budget for the hardscape portion of the entrance. Irrigation, plantings and electrical will be at additional cost. Monies will be drawn from the HOA reserves. Mary Lu and Jill will work with landscape contractors and obtain bids for the Board to review.

The Board reviewed a letter sent by a homeowner on Via Lagos regarding the condition of the backyard slope, a large slope that is maintained by the HOA. Heavy underbrush and lack of irrigation has caused an unsightly mess that is infested with rodents. Board members will walk the slope and discuss possible remedies with Brian Vermeulen at the August meeting.

The Board discussed the possibility of raising dues based upon increased operating budget. Brian Vermeulen will be asked to attend the August meeting and address this issue. Mary will be asked to schedule the meeting.

Additionally, the Board discussed the crumbling driveway on Perch Drive. Driveway maintenance/repair is the responsibility of each homeowner. Guidelines related to this can be found in the Architectural & Maintenance Standards approved by the Board in 2008 and can be found on the website at www.marinita-hoa.org.

The meeting was adjourned at 7:35.

The next HOA meeting is August 18th, at the home of Jill Buckley, 25141 Via Playa at 6:30.