



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOMEOWNERS ASSO MEETING

Monday May 11, 2015

Call to Order: 6:35 pm

Members present Jill Buckley, Tom Smith (TomS), Tom Burger (TomB), Mary Lu Howell, and HOA Accountant Joyce Christensen.

Approval of April Minutes: Tom B motioned to approve the minutes, and Tom S seconded.

Financial Report: Joyce reviewed financial report ending April 30. She noted additional costs this months for slope plantings. Joyce also reported the HOA received an energy rebate for electrical costs that will reflect positively on our SDG&E bill for the months ahead. TomB motioned to approve the financial report, and TomS seconded.

OLD BUSINESS

- TomB presented the Board with copies of the current *Marinita HOA Maintenance Easement Diagram*. The diagram depicts all the homes in the Marinita tract and identifies those slopes and areas that are maintained by the HOA. Discussion continues to return slopes to respective homeowners.
- TomB met with homeowner on Perch Drive. The problems with the HOA irrigation system have been repaired, and the issue resolved. He also contacted Brian Vermuelen, and the HOA watering schedule is now in compliance with Dana Point water restriction guidelines. Water usage outside the community walls on Calle de Primavera continues to be an issue, and TomB is working with the homeowners involved to arrive at a solution.
- TomB presented his front yard landscape plan to the architectural committee for review and approval.
- The Board discussed the new entrance monuments. New LED lighting is on order from Focus Lighting. Chris Landry, the electrician, will install the replacement lighting when it arrives. The sprinkler system needs repair and adjustments to accommodate new plantings. The Board agreed the new plant selections will be low to moderate water plantings. The Board proposed accent plants to flank each side of both monuments, a low hedge along the back wall beneath the signage, and jasmine to cascade over the low, front wall. TomB will consult with a landscape professional about plant materials and costs.

NEW BUSINESS

- Landscape maintenance continues to be a large percentage of the monthly HOA budget. TomB will ask Brian Vermuelen to provide a contract proposal with a defined scope of work. The Board will also review and consider competing proposals.
- The Board reviewed CC&Rs rules that govern returning HOA maintained slopes to homeowners. Slopes are returned by parcel, and the return is determined by a majority vote of the homeowners impacted. The Board will initiate the HOA slope return process with the slopes on Via La Playa. Jill will draft a letter to the homeowners affected. If necessary, the HOA will interface with the OC Water District concerning the possible impact on homeowner water consumption.
- In 2019, the HOA will be forty years old. Article XIV, section 4 of the CC&Rs states the HOA will automatically extend for successive periods of ten years unless a majority of homeowners vote to change the HOA in whole or in part. The Board discussed how the HOA affects the total Marinita community.

Next meeting: June 8, 2015, 6:30, at the home of Jill Buckley

Adjourned: Jill adjourned the meeting at 7:37pm.