



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

Marinita HOA Meeting - June 8, 2015

Call to Order: 6:37 p.m.

The Board decided to modify the agenda schedule to review a home improvement presentation by Rodney Dawson and his architect Brett Coombs.

Attendees: **Board Members:** Tom Burger (TomB), Tom Smith (TomS), Jill Buckley, Mary Lu Howell

Homeowners: Joyce Christensen, HOA Bookkeeper, Marty and Aahmes Kubicki, Kim Gammon and Rodney Dawson, and Mary O'Connor

Guest: Brett Coombs

Approval of Minutes: TomB noted the May Minutes reported the HOA will dissolve in 2018. In fact, the HOA will automatically renew for successive ten year terms beginning in 2019 as per CC&R Article XIV, section 4. Secretary Mary Lu Howell will amend minutes for Board review, and resubmit corrected copy to post on the website. TomB motioned to approve minutes as amended, and TomS seconded.

Financial Report: Joyce presented the May Financial report. TomB motioned to approve, and TomS seconded. Joyce also reported four homeowners are currently one quarter behind in quarterly dues payments.

OPEN DISCUSSION:

New Marinita homeowner, Rodney Dawson presented architectural plans to renovate and upgrade his home on Perch Drive. The plans significantly update and modernize the home and convert existing roof space to take advantage of the second story view. The Dawson's plan would create a rooftop, ocean view deck/outdoor living space that features a fireplace with seating area, a Jacuzzi, and a barbeque area. The Board agreed home improvement and renovation have a positive impact on the community and add value. However, privacy is an issue, and enhancing a view for one property has to be balanced against the potential loss of privacy for another. The meeting briefly adjourned to Jill Buckley's backyard to assess the impact of the proposed construction. TomB suggested string lines be staked to better define sight lines and help to clarify the visual impact on the adjoining properties. Mary O'Connor told those present that in the past, the Board had denied a homeowner request for a view deck. TomB will draft a letter to the Dawson's describing HOA concerns. The Board decided the Architectural Committee will reconvene once the sight lines are in place.

OLD BUSINESS

Front Entrance Update: New electrical has been installed in the front entrance monuments. The Board discussed bids from three landscape firms. Plant material selection is still under review. Also, the Board continues to work on the watering issues associated with Lot 1 and the HOA entrance and plantings along Calle la Primavera.

Slope Maintenance Issues: TomB reported the ground squirrel issue affecting one of the HOA maintained slopes is not yet resolved. He will continue to work with the homeowner to reach a solution.

Return of Slopes to Homeowners Progress: Slope maintenance continues to be the largest HOA expenditure. The Board continues to investigate returning the slopes to their owners. As a first step, Jill has prepared a letter to be sent to homeowners who share the slope behind Via La Playa. Once the slopes are returned, relevant homeowners will be solely responsible for water and maintenance needs on their property. Appropriate steps will be taken to record any changes in easements with the County of Orange. The South Coast Water District will be notified of potential impact on homeowner water usage.

HOA Dissolution: The Board reviewed the CC&R rules concerning the HOA. In 2019, forty years from inception, the HOA will begin to automatically renew for successive ten year terms.

NEW BUSINESS

Landscape Contract Review: In the continuing effort to reduce HOA expenditures, the Board has reviewed the long standing contract with Vermeulen Landscaping as well as proposals from two other competing firms. After comparing rates and services provided, the Board decided to cancel the HOA contract with Vermeulen. TomB will prepare a letter of notification. The Board plans to hire Western Landscape to maintain the HOA. Additionally, Western will complete the plantings in the front entrance project.

Insurance Policy Renewal/Approval: Joyce presented the HOA Insurance Policy. There are no changes from the previous year. Jill motioned to approve renewing the policy, and TomS seconded.

Meeting Adjourned: 8:37 p.m.

Next Meeting will be held July 13 at 6:30 pm the home of Jill Buckley, 25141 Via Playa.