



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING - JULY 13, 2015

Attendees: Board Members: Tom Burger, Jill Buckley, Mary Lu Howell, Shawn Patrick
HOA Accountant: Joyce Christensen
Homeowners: Fran Spurlock, Rodney Dawson, Pia Patrick

Called to Order: 6:40pm Jill Buckley called meeting to order

Minutes Approval: Tom motioned to approve the June minutes, and Shawn seconded.

Financial Report: Joyce presented the June financial report and provided a 6 month comparison for review. Currently mandated water restrictions have resulted in a \$6000 savings for the HOA over the previous six month period. Tom motioned to approve the June financial report, and Jill seconded.

OLD BUSINESS

Front Entrance Update: A broken LED light has been replaced. Tom meets tomorrow, July 14, with new landscape maintenance firm, Western Landscape Maintenance, and will discuss plant material options for the recently completed entrance monuments. Lot 1 continues to supply water to a portion of the Calle Primavera plantings, but lot 77 no longer supplies water to HOA plantings.

Slope Maintenance Issues: Tom met with homeowner to discuss the HOA maintained areas that back up to Selva Road. Currently, the slopes on lots 36, 37, and 38 are dry, untended, and devoid of planting material. Tom plans to query new landscape company and ascertain whether or not irrigation is working properly. Replacement ground cover and plant materials will also be investigated.

Slope Return to Homeowners Progress: Jill reviewed letter she sent to the Homeowners affected by Phase 1 of the slope return initiative. Homeowner present whose property is affected voiced her support. Jill believes other homeowners affected are also in agreement and will follow up to confirm. The Board set a target date of November 15 to end HOA irrigation. All agreed this is a sufficient amount of time for the affected homeowners to set up irrigation on their newly returned slopes. Additionally, the HOA will review water line routing and delivery with Western Landscaping to ensure water for HOA maintained plantings along Calle Primavera and Perch Drive continues to be operable.

Lot 56 Improvement Project: The Dawsons have submitted a 2nd revision of their proposed rooftop view deck. Architectural Committee members present, Tom Burger, Pia Patrick and Mary Lu Howell, discussed a conceptual approval for the project. Shawn moved the Board approve the conceptual drawing pending review of structural drawings from the Dawson's architect. Tom seconded. The Board decided the deck project could move forward without setting up "sight lines". Homeowner noted the existing upstairs balcony already compromises privacy, and the new structure will be set further back from the property line. Potential privacy issues may be fine tuned with fencing or plantings.

Renewal vs Expiration of Architectural Controls: The CC&Rs state the Architectural Committee will expire in February 2019. To renew the Architectural Committee, a vote must be take 1 year prior

to dissolution and approved by a majority of the Marinita Homeowners. Mary Lu suggested the Board promote the continuation of the Architectural Committee and inform homeowners of the many benefits the Architectural Committee has for their community. All agreed going forward the Architectural Guidelines should be modernized and more clearly defined before put to a vote.

Insurance Policy Renewal: The Board discussed the HOA insurance policy, specifically the Crime Insurance rider, and, following discussion and clarification, Tom motioned to approve and Shawn seconded. Joyce will remit the renewal.

NEW BUSINESS

Vermuelen's Final Invoice: Joyce reported the HOA has received final billing from Vermuelen's. Charges outstanding include the June bill, half of July, and monthly charges for additional man hours the Board had contracted for, but Vermuelen's had neglected to bill. The total amount owed is \$7350.00. Board members questioned whether or not additional man hours had indeed been provided and cited several areas of concern including irrigation and front entrance issues. The current bill is tabled until the August meeting pending an initial report from the new landscaping contractor. Upon review, the Board may chose to negotiate payment due if egregious oversights are uncovered.

New Landscape Company Transition: Tom will be doing a "walk through" with the new company, Western Landscaping tomorrow, July 14. The new contract will clearly spell out the scope of service to be provided. Tom will set priorities with new contractor, and the front entrance plantings will take top priority. Additionally, Tom will address the slope return initiative and how the eventual planned reduction in maintained area may affect future pricing.

Architectural Fees: Tabled until the August meeting

Tom Burger's Role on the Architectural Committee: Tabled until the August meeting

OPEN DISCUSSION:

The Board wished Shawn a Happy Birthday!

Meeting Adjourned: 8:00pm Shawn adjourned the meeting.

Next Meeting: August 17, at the home of Jill Buckley, 25141 Via Playa, at 6:30pm