



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – AUGUST 17, 2015

Attendees: Jill Buckley, Tom Burger, and Mary Lu Howell

Call to Order: Meeting was called to order at 7:30 at the home of Tom Burger following a “field trip” to walk the easement property off of Via Lagos

Minutes Approval: Tom motioned to approve the July minutes, and Mary Lu seconded.

Financial Report: Tom motioned to approve the financial report submitted by Joyce Christensen, and Jill seconded.

OLD BUSINESS

Front Entrance Update: Currently, completing the front entry is top priority for the newly retained landscape company. Tom is working with Western Landscaping to provide plans for an attractive, California friendly front entry statement. Lighting is in place, and a water-wise drip irrigation system is planned.

Slope Maintenance Issues: The Board reviewed and discussed the condition of the slopes following the “field trip.” Several plants need to either be trimmed or removed, and some areas need to be replanted. Prior to replanting, the irrigation system must be operable and efficient. The Board is waiting for a report from the newly retained landscape company to verify sprinkler control operation. Aging equipment may need to be replaced. Also, HOA maintained areas that are commonly viewed, such as the plantings along Calle Primavera and Perch Drive will be improved.

Slope Return Initiative: The Board discussed changing titled easements and the necessary recording issues with the City of Dana Point and the County of Orange. More information is necessary prior to returning the slopes to Homeowners.

Architectural Fees: The Board will investigate creating an Architectural application form that may include charges for architectural approvals. Tom reported fees are commonly charged for work applications that are significant. Action is tabled for the September meeting.

Tom Burger's Role on the Architectural Committee: Tom's role will remain the same and not change.

Vermeulen's Final Invoice: Jill reported the June and the July bills are current, and both bills included the upcharge for the additional man hours the Board authorized. \$4800 remains outstanding. Based upon questions concerning those additional manhours and maintenance shortfalls, Jill is working toward a negotiated payment amount.

NEW BUSINESS

Landscape Company Transition/Initial Report: The Board is waiting for a comprehensive report from Western Landscaping.

Homeowners Yard Maintenance Courtesy letters will be sent to lots 13 and 14 asking to repaint

their mailboxes. Tom will reply to with a courtesy letter to concerned homeowner about the use of herbicides.

Adjourned: 8:20

Next Meeting: Tuesday, September 14, 6:30, at the home of Jill Buckley, 25141 Via Playa