



MARINITA
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA BOARD MEETING - SEPTEMBER 14, 2015

Call to Order: 6:38
Attendees: Jill Buckley, Shawn Patrick, Tom Smith, and Mary Lu Howell
Approval of August Minutes: Shawn motioned to approve, and Tom seconded.
Financial Report Review/Approval: Jill motioned to approve, and Shawn seconded.

OLD BUSINESS

Front Entrance Update: Planting of the new entrance monuments is scheduled for September 16 at a cost of \$874.39. The Board also approved miscellaneous expenditures not to exceed \$500 for incidental expenses related to the completion of the entrance project.

Slope Return Initiative: The Board is still working toward returning slopes to homeowners. Phase One is in progress, and includes the slopes between Via Playa and Perch Drive. The Board discussed retaining an attorney to work with the HOA and the County of Orange to assist in recording potential changes in current easements. The Board will send a letter to notify and inform all Marinita homeowners about the slope return initiative. This informational letter will precede a neighborhood wide meeting and referendum to return slopes. Tom will have a draft letter ready for the October Meeting.

Vermuelen's Final Invoice: After negotiations, the final bill to Vermuelen's was reduced from \$4,800.00 to \$2,400.00

Western Landscaping Transition Report: Western submitted a detailed report pointing out sprinkler deficiencies and repairs needed, totaling \$2,719.27. Shawn motioned to approve repairs, and Jill seconded. Also, Western submitted a landscape plan for bare area along Selva Road, \$2,978.00 for planting and plant material and an additional \$1,191.00 (optional) for jute netting erosion control totaling \$4,169.00. The Board chose to table this replanting proposal.

Neighborhood Maintenance Issues: Lots 13 and 14 will receive letters to requesting cosmetic repairs be made to unsightly mailboxes.

NEW BUSINESS

Discussion of Easement "Field Trip" Findings: HOA maintenance will be continued for those areas that are commonly viewed by the community: the Front entrance plantings as well as the median strips along Calle Primavera, Selva, and Perch Drive. The Board will continue to work toward returning all other HOA maintained areas to their respective homeowners.

Review of Architectural Approval Process: The Board questioned the legal consequences of charging for architectural approval. After discussion, the Board decided at this time, such charges do not suit the Marinita neighborhood, and keeping the process simple for homeowners is preferable.

However, all feel the CC&Rs are dated and need to be modernized and made more current.

Meeting Adjourned: 7:35

Next Meeting: October 5, 2015 at the home of Jill Buckley, 25141 Via Playa at 6:30pm