



**marinita**  
HOMEOWNER'S ASSOCIATION

P. O. Box 208  
Dana Point, CA 92629

## MARINITA HOA MEETING - FEBRUARY 8, 2016

**Call to Order:** 6:39 pm  
**Attendees:** Tom Smith, Tom Burger, Jill Buckley, Joyce Christensen, and Mary Lu Howell  
**Approval of January Minutes:** TomB motioned to approve the January minutes, and TomS seconded.  
**Financial Report Review/Approval:** Joyce reviewed the financial report. TomB motioned to approve the report as presented, and Jill seconded.

### OLD BUSINESS

- **Upcoming HOA Elections:** The current Board Members, with the exception of one, are all running for reelection. Board Members continue to solicit Marinita neighbors and homeowners to run for the HOA Board. The ballots will be finalized Wednesday, and sent out to the homeowners by the end of the week. Ballots will list the names of the four Board members running for reelection and have a place for write-in candidates. The election results will be counted at the March HOA meeting, and the new Board will be announced. As per the CC&Rs two homeowners not on the HOA Board will count the ballots, and at least three current Board members will be in attendance to form a quorum. No other business will be conducted.
- **Slope Return Initiative/Legal Issues:** The Board has retained the attorney who worked with the HOA on the previous slope return approximately ten years ago. He will also assist in preparing the ballot for the Slope Return Initiative. The community will be asked to vote whether or not the HOA shall be relieved of maintaining privately owned slopes. If passed by a 75% vote, the responsibility and maintenance of these privately owned slopes will return to the respective homeowners. The HOA will retain responsibility for the front entrance monuments and the common community areas along Perch Drive, Calle Primavera, and Selva Road. A community survey letter will be circulated explaining the slope return initiative and its impact on both the Marinita HOA and the Marinita homeowners. The letter will ask homeowners for their opinions and comments.
- **Delinquent HOA Assessments:** Currently, only one homeowner is behind in their dues.

### NEW BUSINESS

- **Proposed Community Landscape Projects:** The Board decided to ask Western Landscaping to replant bare areas along Calle Primavera. TomB motioned to approve, and Jill seconded. The Western Landscaping will continue to maintain slopes and common areas and make necessary irrigation repairs.
- **Slope Return Concerns:** The Board is working with an attorney to clarify legal issues associated with amending the CC&Rs as needed.

- **CC&R Amendment Review and Discussion:** Tabled for April meeting

**OPEN DISCUSSION**

In light of the many hours the HOA Bookkeeper devotes to Marinita business, TomB proposed increasing the stipend the HOA pays from \$150 monthly to \$200 monthly. TomB motioned to approve, and Mary Lu seconded.

**Meeting Adjourned**

7:47 pm

**Next Meeting to count the annual election ballots will be March 14, 6:30pm, at the home of Tom Burger, 33751 Pequito Drive.**