



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – APRIL 11, 2016

Call to Order: 6:36pm

Attendees: Board Members: Thomas Burger, Thomas Smith, Jill Buckley, Mary Lu Howell. Homeowners present were Joyce Christensen, Judy Henderson, Lori Cincotta, Shanna Schattmaier.

Approval of March Minutes: TomB motioned to approve the March minutes, and TomS seconded.

Financial Report/Review: Joyce presented the March financial report as well as a 3 month comparison report. TomB moved to approve the report as presented, and TomS seconded. Joyce also reported one homeowner is a year delinquent in dues payments. Three notices have been sent, and the Homeowner has been personally contacted. The Board will contact the HOA attorney to initiate a property lien.

OLD BUSINESS

- **Results of Community Survey Letter dealing with the Slope Return Initiative:** To date, the Slope Return Survey/Opinion Poll of the 77 homes in the Marinita subdivision results are as follows: 33 in favor, 15 opposed, and 29 no response. The Board debated the pros and cons of slope return and, if approved, whether or not the slopes should be returned in phases or all at once. Upon thorough discussion and review, the Board voted unanimously to return the slopes in phases. The homeowners along Via Playa and Perch Drive already have the 75% “yes” vote required to begin the return process. Hence, these homes on Lots 58, 62, 63, and 64 will constitute Phase One.
- **Western Landscaping Update:** Mrs. Henderson asked the Board to schedule maintenance of plantings on her HOA maintained slope. TomB will contact Western Landscaping and arrange for service. Also, TomB noted new plantings have been added in the common area along Calle Primavera. He also reported Western Landscaping has completed a comprehensive map of HOA water/sprinkler lines. Necessary repairs have been completed, and all are in good working order.
- **Slope Maintenance/Tree Removal Issue:** Homeowner on Lot 33 asked the Board to trim a large tree on her HOA maintained slope. The Board offered to remove the tree in lieu of trimming, and the homeowner contacted the HOA in writing agreeing to the removal. Also discussed was repair needed for a broken gate that enters the drainage swale behind homes on Pequito Drive.

NEW BUSINESS

- **NEW 2016 HOA Board Members:** The HOA Board welcomes Steve Schattmaier to the 2016 Board!
- **Community Directory:** Marinita residents would prefer not to share their personal email

information, so the Neighborhood Directory will not go forward.

- **Reserve Study:** TomS was contacted by the firm that prepares the HOA Reserve Study. Three years have elapsed since the last study. The Board decided to contract for a new study at the five year mark as has been done in the past.
- **Home Improvement Applications/Architectural Committee Review:** The Architectural Application Form has been updated to reflect new Committee personnel. Additionally, the form is now circulated online to Committee members streamlining the review and approval process.
- **Proposed Community Entrance on Perch Drive:** At Homeowner suggestion, the Board is considering building entrance monuments as one enters the Marinita Subdivision on South Perch Drive. The Board will ask the homeowner requesting the monuments to investigate placement of these structures on the city owned parkway strip. The issue is tabled pending further information.

OPEN DISCUSSION

- Mary Murray reported to a Board Members that both a license plate and a vehicle registration sticker were stolen from her trucks. She also said her vehicle and others along Perch Drive had been pelted with eggs.

Meeting Adjourned: 7:40pm

Next HOA Meeting: Monday, May 9, 6:30pm, at the home of Tom Burger
33751 Pequito Drive