



**marinita**  
HOMEOWNER'S ASSOCIATION

P. O. Box 208  
Dana Point, CA 92629

## MARINITA HOA MEETING - JUNE 13, 2016

**Call to Order:** 6:50 pm

**Attendees:** Board Members: Tom Burger, Tom Smith, Mary Lu Howell, Jill Buckley, and Steve Schattmaier; Bookkeeper: Joyce Christensen; Homeowners: Don and Delicia Marks, Mary O'Connor, Bonnie Jozsa, Polly Quinn, Collette Borkheim, and Cherie Suess.

**Approval of April Minutes:** TomB motioned to approve, and Steve seconded.

**Financial Report/Review:** TomB motioned to approve the report Joyce sent to the Board. TomS seconded. Joyce noted the HOA has significantly reduced watering costs.

### OLD BUSINESS

**Slope Return Initiative Update/Survey Results:** The Homeowners in attendance oppose the Slope Return Initiative. Among several reasons noted were lack of accessibility coupled with irrigation difficulties. The Board will review these concerns when they meet in July. Joyce told those in attendance that approximately 85% of HOA dues goes toward HOA maintained landscaping and slopes which benefit a small percentage of residents. Lastly, Jill reported that the Survey circulated to Marinita Residents favors returning HOA maintained slopes to homeowners.

**Western Landscaping Update:** Several of the Homeowners in attendance reported dead or dying plant materials on maintained slopes. Several queried whether or not irrigation is working properly and stated there is a complete lack of water on some slope. Options for Homeowners to contact Western Landscaping directly were discussed. It was decided all work on HOA maintained slopes will be funneled through the HOA Board or a designated Board individual thus avoiding unauthorized work on slopes. TomB reported a possible sprinkler leak in the entrance monument. He will follow up with Western Landscape about reported issues.

**Slope Maintenance Update:** TomB reported the large tree on Lot 33 cannot be removed until after August due to bird nesting season. Relevant Lots were reviewed and discussed. Approximately 35% of Marinita lots fall into this category, and the view from these lots cannot be obstructed. Mary Lu referenced the CC&Rs (Article VII, Section 8, subsection b) which state residents on non-relevant lots are required to trim trees or other plant material that rise above their roof ridgeline thus preventing interference with a relevant lot's view. The Board suggested homeowners work these issues out privately, but agreed to step in if a solution could not be reached.

**Perch Drive Monument Update:** Nothing to report. Tabled for July Meeting.

### NEW BUSINESS

**Review of CC&R Section X Regarding Unauthorized Vehicles:** The Marinita CC&Rs prohibit long term parking of commercial vehicles and recreational vehicles. At issue is a boat parked on Pequito Drive. Letters have been sent to the property renters and the homeowners. The Board will review pertinent CC&R Rules and investigate the cost of storage for upcoming July Meeting.

**Proposed Penalty Assessment for Section X Violations:** In recent months recreational vehicles have been parked for extended periods throughout the neighborhood. Joyce presented a 2003 resolution the HOA Board unanimously adopted: outlining a "*Fining Schedule*". The Board discussed and adopted an updated fining schedule that will take effect July 1, 2016: Each CC&R violation will be assessed and proper notification will be sent to the homeowner and given a 10 day grace period to rectify the violation. If the violation continues after 10 days, a fine of \$250 will be assessed monthly until the violation is remedied. TomB moved to approve, and Mary Lu seconded. Joyce will follow up with the appropriate notices.

#### **OPEN DISCUSSION**

The Board members stated the slope return is an effort to alleviate HOA costs and keep dues low. The Homeowners present at the meeting stated they want to keep the slopes maintained and do not want them back. They felt it is impractical to return the slopes since several are atop high walls and have no opportunity for use. The Board agreed to review lots and their slope configuration. Jill stated that she and her surrounding neighbors on Via Playa want their slopes back and are moving forward to reclaim them. For the present, the Slope Return Initiative will take place in phases. The HOA is working toward that goal. Future Phases will be discussed at the next HOA meeting in July.

Also discussed was tree trimming on HOA maintained lot. TomB stated there is a 12 foot limitation on tree trimming; anything higher requires additional cost and special equipment.

Also, rodent and pest control issues were addressed. The Board will investigate whether or not they are responsible for such service.

A homeowner has filed a formal complaint about the condition of her hillside after HOA tree removal. The Board will get a comprehensive plan and bid from Western Landscaping to replant slopes and common areas within the community.

**Meeting Adjourned:** 7:55pm