MARINITA HOA MEETING – AUGUST 8, 2016

Call to Order: 6:45pm

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

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

Financial Review/Report: TomB motioned approve the financial report prepared by Joyce Christensen, and Mary Lu seconded.

Western Landscaping Update: TomB reported Western Landscaping has repaired leaking pipes along Calle Primavera and has replaced two broken valves on privately owned slopes above Via Playa. The Board discussed whether or not the HOA is responsible to identify the location of pass through pipes on slopes belonging to homeowners so as to minimize and eliminate accidental damage to water lines. The Board authorized $1450 to eradicate gophers and ground squirrels undermining the slopes belonging to lots 28-32 and 36 and 37. TomB reported The Gopher Patrol has begun the first of several treatments. Additionally, The Board discussed relevant lots and their rights to views. The CC&Rs clearly protect views on relevant lots. The Owner of lot 33 has sent a letter to the HOA concerning an offending tree on lot 31. The owner of lot 31 will be presented with the option to trim their own tree or have Western Landscaping perform the service at their (homeowner) expense.

"Phase Approach" Slope Return Update:
Lots 62, 63 and 64 continue to move forward reclaiming their slopes. The Board continues to favor slope return, but is considering slope accessibility as well as homeowner maintenance challenges and costs involved.

NEW BUSINESS

Maintenance responsibility for deteriorating walls/fences: The CC&Rs clearly state Homeowners are responsible for repairs to fences and walls on their property regardless whether or not the slope is HOA maintained. Lot 28 will be sent a notice to repair deteriorated metal fencing along their property line.

Meeting Adjourned: 8:00pm

Next HOA Meeting is Monday, September 11, 6:30pm at the home of Tom Smith, 25122 Perch Drive