



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – OCTOBER 19, 2016

Call to order: 6:37
Attendees: Jill Buckley, Tom Burger, Steve Schattmaier, Mary Lu Howell
Approval of September Minutes: Tom motioned to approve, and Jill seconded.
Financial Report Review Approval: Jill motioned to approve the Financial Report as submitted by Joyce Christensen. Tom seconded.

OLD BUSINESS

Western Landscaping Project Update: Tom stated there are no new projects currently on the roster.

Maintained HOA Slope Update: The Board discussed replanting of some the common areas that will not be returned to homeowners, specifically the parkway strip along Perch Drive. Western Landscaping will be asked to provide a landscape plan and a price for the project. Since we are in fall planting season, the Board will revisit with Western Landscaping the bid to landscape the common area along Selva Road.

Enforcement of CC&R regarding Homeowner Maintenance Responsibility: Homeowners are responsible for fencing, block walls and other infrastructure on their personal property. A letter will be sent to Lot 28 about needed fence repair along their rear property line.

HOA Dues Compliance: To date, several lots are behind on quarterly dues, some as much as a year. Four Homeowners are currently delinquent. Members of the Board will review the CC&Rs regarding dues compliance and penalties. Ideas how to structure penalties will be presented at the next meeting in January.

NEW BUSINESS

Responsibility of HOA regarding Slope Return Initiative:

The Board discussed whether or not the HOA should fund the removal of surface water lines and valve boxes on HOA maintained slopes throughout the community. A board member provided detailed information that verifies significant cost savings for the HOA as slopes are returned to their owners. The nominal cost to remove the HOA hardware would be offset by these savings. Jill motioned to approve HOA funding to remove water supply lines as part of the Slope Return Initiative, and Tom seconded. The Board continues to plan to move forward with the phased return of HOA maintained slopes to their respective owners. All agreed that

dues monies collected should benefit the majority and not the few. Dues/Funds would be redirected to beautify and maintain common areas enjoyed by all community residents.

Discuss and Prepare HOA Standard Letter of Enforcement: The Board reviewed the standard procedure currently followed, but decided letters must be tailored to each specific situation. All agreed current instructions on the website should be simplified and reflect the current fine structures.

Enforcement of CC&R regarding Unruly Tenants/Recreational Vehicles: In response to multiple neighbor complaints, the HOA is drafting a letter to the owners of Lot 11 regarding their disruptive tenants. A Board member reported the City of Dana Point has identified Lot 11 as a problem house and has added the address to their routine patrol. The homeowners are in violation of Article X, Section 4 “public nuisance” clause in the CC&RS and will be invited to attend the next Board Meeting in January.

Meeting Adjourned: 7:56

Next Meeting: January 9, 2017