



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING- JANUARY 9, 2017

Call to Order: 6:37

Attendees: Board members: Tom Burger, Tom Smith, Jill Buckley, Mary Lu Howell
Homeowners: Richard Castler, Joyce Christensen

Approval of October Minutes: Tom B motioned to approve the October minutes, and Tom S seconded.

Review/Approval of Financial Report and 2017 Budget: Joyce provided a 2 year Financial Report comparison of years 2016 and 2015. Tom B noted extra expenses in 2016 due to replanting HOA maintained hillsides and additional extraordinary expenses due to aging irrigation infrastructure repairs. Annually, the HOA budgets approximately \$18,000 for maintained slopes. Tom B questioned an increase in water costs for 2016. Joyce reported that the latest HOA water bill indicates there is a water leak. Tom B will shut off main valves, and once the soil dries out, Western Landscaping will be tasked to locate the leak. Tom B moved to accept the current Financial Report and the 2017 Budget as presented, Jill seconded.

OLD BUSINESS

Phase One Slope Return Progress: The HOA is still awaiting final document signing by those homeowners participating in Phase I of the slope return initiative. Once completed, the HOA attorney will file the necessary paper work.

Maintained HOA Slope Projects: Replanting Common Area: Planting along Perch Drive: Western Landscaping submitted two proposals last year. The Board did not reach a consensus on the plant materials selections, so the issue is tabled for the February meeting.

HOA Dues Infractions Penalties: The Board discussed raising the late fees pertaining to dues from \$10 to \$20. Outstanding late fees will be doubled as well. Unpaid late fees will not be forgiven. Tom B motioned to shorten the grace period from 45 to 30 days and increase the late fees for delinquent payments from \$10 to \$20. Tom S seconded, and the issue passed unanimously. Joyce will post the new late fee increase information on the next quarterly billing.

NEW BUSINESS

Update Infraction Policy and Penalty on HOA Website

The Board voted to simplify and amend the infraction policy on the website. Updated standards will be posted on the website.

2017 Board Election/Recruitment Plans to Fill HOA Board Positions: Joyce will prepare a letter

encouraging homeowners to participate on the HOA Board, and distribute it throughout the neighborhood.

HOA Architectural Control Committee Renewal: As per the CC&R's the "powers and duties of the Architectural Committee shall cease on and after 40 years" from the recorded filing date of the CC&Rs. The Committee will cease February 8, 2019 unless a majority homeowner vote decides to retain the Committee. The Board will poll the neighborhood on the issue of whether or not to retain the Architectural Committee by adding this question to the Ballot. The Annual Ballot will circulate 30 days prior to the March HOA board meeting.

Meeting Adjourned: 8:15