



**marinita**  
HOMEOWNER'S ASSOCIATION

P. O. Box 208  
Dana Point, CA 92629

## **MARINITA HOA MEETING – FEBRUARY 13, 2017**

**Call to Order: 6:37**

**Sign in Sheet: Board Members:** Tom Smith, Tom Burger, Mary Lu Howell and Jill Buckley via telephone

**Approval of January Minutes:** TomS motioned to approve, and TomB seconded.

**Review/Approve Financial Report:** TomB motioned to approve, TomS seconded.

### **OLD BUSINESS:**

**March Election Update:** Ballots have been distributed and will be counted at the March Meeting. There will be no other HOA business conducted at the March meeting. The ballots will be counted by independent homeowners.

**Replanting Common Area along Perch Drive:** Mary Lu has been investigating planting options and will coordinate with Western Landscaping and wondering if that is on an independent zone. In the January meeting Joyce reported that a “leak detected” notice appeared on the HOA water bill. TomB identified that the leak is on the irrigation connected to the North meter. Tom asked South Coast Water District to shut off both meters until the rainy season is over. Western Landscaping will locate and fix the leak once the slopes are less saturated. Myporum ground cover was suggested for the Selva slope.

**Infraction Policy and Penalty Update:** The Board will publish the changes to the infraction/penalty policy on the website. A draft will be prepared and submitted at the next Board meeting in April.

**Architectural Committee Update:** The Board discussed the role of the Architectural Committee. Paint color selection and landscape material choices, among others, come under Architectural Committee guidelines. Issues like yard planting, upkeep, and maintenance are controlled under the CC&Rs. As discussed at the January meeting, the Architectural Committee expires in 2019 unless reinstated by a majority community vote which must be taken one year prior to the expiration date. The Board opined that the architectural committee exists primarily to keep uniformity in the community. The Board suggested that a ballot be circulated with a letter clearly defining the duties of the Architectural Committee, explaining that it will cease to exist in 2019 unless the community votes otherwise. Board members reported that they have been approached by homeowners unhappy with their

neighbor's front yards. At previous meetings, the Board had decided it was not their role to police the neighborhood, but would take the necessary action if a complaint was initiated by a homeowner and that the complaint was not able to be resolved between homeowners. The Board recommended the new board circulate a letter reminding homeowners to contact the HOA via mail with any concerns.

#### **NEW BUSINESS**

**Appointment of New landscaping Point of Contact:** Mary Lu offered fill in for Tom Burger, who is leaving the HOA Board, and will coordinate with Western Landscaping until the new Board assigns a new point of contact at the April meeting.

**Meeting Adjourned:           7:25**