



**marinita**  
HOMEOWNER'S ASSOCIATION

P. O. Box 208  
Dana Point, CA 92629

## MARINITA HOA MEETING – APRIL 10, 2017

**Attendees:** Tom Smith, Jill Buckley, Richard Castler, Mary Lu Howell, and Homeowner Teresa Betts

**Call to Order:** 6:38

**Approval of March Minutes:** Tom motioned to approve the March minutes, and Jill seconded. All in favor.

**Review/Approval of Financial Report:** Tom motioned to approve the report, and Richard seconded. All in favor.

### OLD BUSINESS

**Irrigation Maintenance and Repair:** Richard and Tom Burger have met with Western Landscaping to discuss irrigation leaks that caused the HOA to shut down the water meter last winter. These leaks have been identified and have been repaired. Western reported a new leak off Selva Road and corrected the problem. An additional leak was found behind Lot #49. Repairs are underway. Richard has been conferring with South Coast Water District concerning the Marinita HOA water service charges and the water consumption billings. Richard will email the Board his findings for discussion at the May 8 meeting.

**Replanting Common Area along Perch Drive:** The Board decided to move forward with parkway plantings along Perch Drive. Pending a formal bid from Western Landscaping, the Board tentatively approved replanting the small slope area between Lots 57 and 58, also on Perch Drive. Mary Lu will work with Western Landscaping and present plant material/cost information at the May 8 meeting.

**Western Landscaping Update:** In addition to the replanting along Perch Drive, plans are underway to trim/remove three acacia trees that have fallen over and are interfering with easement access on the slope below Lot 33. The Board is also considering plantings for the slope along Selva Road.

**Slope Return Initiative Update:** Phase I of the slope return initiative is complete. Lots 62 and 63 have reclaimed their slopes, and legal paperwork associated with the return has been submitted and approved by the County of Orange. The HOA will no longer be responsible for maintenance, and irrigation will be turned over to the homeowners May 16.

### NEW BUSINESS

**Introduction of the New Board:** The HOA Board welcomed new member, Richard Castler.

**Future HOA Meeting Site Discussion:** The Board decided to continue holding the monthly HOA meetings at Board members' homes in the neighborhood and not off site. All Board members agreed to share the responsibility, and Richard proposed a creating a sign up schedule to host the meetings.

**Board Member Responsibilities and Duties:** Tom Smith is President, Mary Lu Howell, Secretary, and Richard Castler will be the Landscaping Point of Contact.

## **OPEN FORUM**

Homeowner, Teresa Betts, queried the Board about the status of the slope return initiative and asked how and when slope maintenance and irrigation responsibilities might be returned to their respective homeowners. Teresa also addressed several slope maintenance concerns. Specifically, there are dead shrubs behind lots 29 and 36. Additionally, Teresa pointed out a recurring issue with poison oak along the property fence line. She also asked the Board to trim two large eucalyptus trees growing behind Lots 37 and 38. The Board will review the problems/issues Teresa raised and contact the HOA landscaping service as needed. Findings will be presented at the May Meeting.

**Meeting Adjourned:** 7:38

**Next Meeting: May 8, 6:30pm, at the home of Jill Buckley, 25141 Via Playa**