



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – JUNE 12, 2017

Attendees: Ariana Pourbabak, Richard Castler, Tom Smith, Mary Lu Howell, Jill Buckley and HOA bookkeeper Joyce Christensen.

Call to Order: 6:37

Approval of May Minutes: Richard motioned to approve the May minutes, and Ariana seconded. All were in favor.

Review/Approval of Financial Report: The financial report included a five month comparison. Currently, the HOA is below budget on water costs and usage possibly due to a wet winter and infrastructure updates/repairs. Richard moved to approve the Financial Report, and Jill seconded. All were in favor. Joyce also reported dues for three homeowners' lots are delinquent.

OLD BUSINESS

Western Landscaping Project Updates: Mary Lu announced plans are in the works to begin the Perch Drive parkway strip planting as well as replanting the bare area between lots 57 and 58, also on Perch Drive. The Board revisited proposed plans to replant the bare slope along Selva Road. The Board questioned whether or not the HOA continues to water the unplanted Selva slopes. Richard will investigate and report back at the July meeting.

Slope Return Initiative Status: The Board discussed the proposed initiative to return the slopes to their respective homeowners. The Board concluded some slopes, due to restricted access, may simply not be feasible to return. Currently, approximately 75% of the HOA budget is earmarked for slope maintenance. The Board continues to review the return initiative project and its feasibility as a potential cost savings for the HOA and the Marinita Community in general. Jill will research what can be done with slopes if they are returned to their respective homeowners.

NEW BUSINESS

Rebates on Commercial Irrigation Projects: The Board determined the planting on Perch Drive do not fall under the current Rebate Guidelines. Richard will continue to monitor and review water consumption and usage.

Scope of HOA Board: The Board will continue to act on any HOA violations brought to their attention. The Board agreed to initiate action on blatant violations. The Board also noted

Homeowners can reference the CC&Rs posted on the Marinita Website for HOA policy, infractions, and penalty information. The Architectural Committee, its duties, responsibilities and upcoming dissolution were discussed. The CC&Rs state the Architectural Committee will cease to exist 40 years from the inception date of the HOA. For the Committee to go forward, a majority vote must be conducted within the Marinita Community one year prior to the February 2019 dissolution date. The Board members will review Article VII, Section 4 for discussion and interpretation at the July meeting.

Meeting Adjourned: 7:37 pm

Next HOA Meeting, Monday, July 10, 6:30, at the home of Jill Buckley, 25141 Via Playa