



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – AUGUST 14, 2017

Call to Order: 6:34

Attendees: Tom Smith, Jill Buckley, Ariana Pourbaback, Richard Castler, Mary Lu Howell, HOA Accountant Joyce Christensen. Also present, homeowner Teresa Betts.

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

Review/ Approval of Financial Report: The Board reviewed the Financial Report as presented. Tom motioned to approve, and Jill seconded. All were in favor. The HOA Accountant noted eight Homeowners have received past due notices.

OLD BUSINESS

Western Landscaping Update: South Coast Water District responded to an emergency leak on August 3. Western Landscaping's Irrigation Tech determined there was a main line break in the irrigation pipe behind Via Lagos. Also, a wire break and a stuck valve had caused a shut down in water delivery along parts of Calle Primavera. All issues except the stuck valve are resolved. Western installed backup battery controllers to solve the wire break issue. Western will coordinate with the Water District regarding reimbursement rebates for two new Irrigation Controllers, the first of which was installed in June and the second which is will be installed in August. Also discussed, honeysuckle and pepper trees on HOA maintained property behind Lot 25. Western Landscaping does not perform tree cutting/removal, so they have subcontracted the work to Coastal Arbor Tree Service. They will be cut August 17th. Also, Lot 31 requested trimming of 20 shrubs planted on their HOA maintained slope with Board approval several years ago. The Board will ask Western if they can perform this service as part of their routine maintenance.

Neighborhood Maintenance Issues: The Board received several homeowner's complaints concerning outdoor maintenance issues throughout the neighborhood, specifically Lots 52, 49, 38, 39, and 20. Lot 64 will be asked to repair a broken garage window. The Board will send strongly worded letters citing HOA violations. The letter will also reference Penalties and Notifications Process for Infractions/ Violations.

Slope Maintenance Issues: The Lot 38 issue has been resolved.

Architectural Committee Discussion: The Board spoke with HOA Attorney Tracy Ettinghoff regarding the impending dissolution of the Architectural Committee. According to Article VII in the Marinita CC&Rs, 1 year prior to the 40 year anniversary of these CC&Rs, the Marinita community must vote regarding whether or not to keep the Committee. All Board members favor maintaining architectural controls but wish to streamline and modernize existing language, and also include the architectural controls under the HOA Board's purview. Mr. Ettinghoff stated that indeed this is the case

for most HOAs, Estimated attorney rewrite and filing fees are \$1000. The Board members all agreed to review Article VII, identify the issues covered, and plan for an upcoming community vote.

NEW BUSINESS

St. Edward Parish Expansion Plans: The St. Edward expansion plan potentially could adversely affect relevant lot views for several Marinita residents. The HOA Secretary will draft a letter to present to the Parish Council addressing these concerns.

Board Process for Maintenance Issues Under HOA Maintenance Purview when Requested by Homeowner: All maintenance requests should go through HOA post office box. The Board will review the request, and the Western Landscape Coordinator will contact the Landscaping service. The Board agreed to revisit the poison oak, dead shrub, and eucalyptus trimming Ms. Betts came to address. The Board will investigate the cost of tree trimming vs tree removal and replanting. The Homeowners should allow the Board at least 30 days to reach a decision.

Website Enhancement: The Board decided to streamline the website. The HOA Accountant will ask Alan to freshen up the Homepage, remove the outdated Sade video and possibly create a new video.

OPEN DISCUSSION

Residents on Old Bridge Road want to plant privacy trees on their property behind Marinita Lot 9. Since it's not a relevant lot, the Board had no objections.

Meeting Adjourned: 8:10 pm

Next HOA Meeting is 6:30 pm, September 11, at the home of Mary Lu Howell, 25092 Perch Drive