



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – SEPTEMBER 11, 2017

Call to Order: 6:42

Attendees: Richard Castler, Tom Smith, Jill Buckley, Ariana Pourbaback, Mary Lu Howell; Homeowners Tom Burger and Shana Schattmaier

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

Review/Approval of Financial Report The Board noted a spike in the Water Bill, presumably due to watering requirements for new plantings along Perch Drive and Selva Road. Also noted, South Coast Water District assess a peak usage charge based upon annual highest water use. That charge is approximately \$500 for our HOA. Reducing our HOA peak usage will reduce that charge. Mary Lu motioned to approve the Financial Report, and Richard seconded. All were in favor. Also, via email, the HOA bookkeeper noted five homes are delinquent regarding dues assessments.

OLD BUSINESS

Western Landscaping Update: HOA Landscape Liaison reported all outstanding landscape maintenance issues have been resolved. Monthly walk throughs are planned to keep on top of maintenance needs. Homeowner Tom reported the soil in the front Entrance Monument Planter on the west side of Pequito Drive was saturated, and there was moisture seepage noticeable around the exterior base. Tom opined this possible leak may also have contributed to the spike in the water bill. The HOA Landscape Liaison will notify Western to investigate and remedy a possible leak. Additionally, Tom will provide the Landscape Liaison the Marinita Irrigation Zone Maps.

Neighborhood Maintenance Issues/Response to Infraction Notices/Additional Notices: The HOA Bookkeeper reported via email that Lots 20, 52 and 64 are in currently either in compliance or in the process of complying. No information was available regarding Lots 13, 39 and 40. The Board will ascertain if follow up letters need to be sent.

Slope Maintenance Issues: There are no outstanding issues. All have been resolved.

Architectural Committee Discussion The Board discussed the upcoming vote on whether or not to retain the Architectural Committee. It is the Board's position that the Architectural Committee has a positive impact on the Marinita Community. Along those lines, the Board will retain HOA attorney Tracy Ettinghoff to review CC&R Article VII and the proposed changes and updates recommended by Board member to streamline the Architectural Committee and make it more relevant. Mr. Ettinghoff will prepare a ballot to be circulated in the Community and provide guidance as to how the Board can deal with a potentially nonresponsive electorate.

St. Edward Expansion Plans The HOA Secretary continues to investigate the impact the expansion plans may have on the ambiance of the Marinita Community and will contact the Dana Point Director of Community Development for information.

NEW BUSINESS

Review of Architectural Committee Duties/Responsibilities The Architectural Chairman reviewed the policy for submission and approval of Architectural Application forms and paperwork. Applications must be submitted by mail to HOA Post Office Box or brought in person to an HOA Meeting. The Board agreed the Architectural Committee should strive toward a more consistent enforcement and implementation policy regarding neighborhood standards.

Plans for Upcoming Architectural Committee Community Vote: The Board unanimously decided to hand over this task to HOA attorney Tracy Ettinghoff.

OPEN DISCUSSION

Homeowner Shanna mentioned that her slope is over watered and inquired about the possibility of building a low retaining wall at the bottom of their slope.

Meeting Adjourned: 7:55pm

Next Meeting: October 9, 6:30pm the home of Mary Lu Howell, 25092 Perch