



MARINITA
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – OCTOBER 9, 2017

Call to Order: 6:40

Attendees: Tom Smith, Richard Castler, Ariana Pourbaback, Mary Lu Howell, HOA Bookkeeper Joyce Christensen, and Homeowner Laurie Tsitsivas.

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

Review/Approval of Financial Report: The Board noted several line items in the report are over budget. Expenditures for neighborhood beautification projects, needed infrastructure repairs, and increased water consumption have resulted in a lower cash reserve balance. These are mainly “one time” non-recurring costs. Nevertheless, the Board will explore commissioning a Reserve Study. All strongly agreed dues should remain at their current level. Richard approved the Financial Report, and Ariana seconded. All were in favor.

OLD BUSINESS

Western Landscaping Projects/Updates: Currently, there are no new projects either planned or underway. The suspected leak in the front entrance monument that was reported at the September meeting was turned over to Western Landscaping. The HOA Landscape Liaison will verify that it has been repaired.

Slope Maintenance Update: The over watering issue reported by Lot 64 has been resolved. The Board had received a complaint about several eucalyptus trees obstructing relevant lot views. Plans to remove the offending trees and replace them, possibly with Pittosporum, are underway. HOA Landscaping Liaison will coordinate with Western for removal and replacement costs and options. Homeowners of the affected lots will be notified before work begins.

Infraction Notices Follow Up: All agreed the neighborhood appearance is much improved. That being said, two infraction notices had to be resent. The Board reviewed the fine schedule protocol.

New Infraction Notices: None reported at this time.

NEW BUSINESS

Architectural Committee and CCR&R Amendments/Revisions: There is nothing additional to report pending feedback from HOA Attorney Tracy Ettinghoff. Key issues that remain are clarifying/defining slopes vs open spaces, protections in place for relevant lots, and the specifics called out in Article VII, Section 10.

Legal Fees and Filings: Currently, the estimate for the Architectural Committee and CC&R updates and revisions remains between \$2500 and \$3500.

Upcoming Ballot Options/Discussion: The Board discussed format options for the upcoming ballot. Specifically, whether or not the Architectural Committee decision and CC&R Revisions should be listed as individual items on the ballot or lumped together into a single “yes or no” vote issue. Tom

motioned the ballot be a package deal, all or none. The Board unanimously agreed. The Board also opined the community should be provided information about the positive impact the Architectural Committee provides for the Marinita community.

Nominating Process for 2018 HOA Board Election: Ballots for the 2018 Board will be distributed to the community in February, and counted in March by non Board members. Each Board member agreed to make an effort to recruit new candidates to serve on the 2018 Board.

OPEN DISCUSSION

It was requested that the HOA maintained slope on Lot 26 receive much needed cleanup and underbrush trimming and removal. Also noted, large areas need new plant material. Drought tolerant and fire retardant Lantana was suggested. The Landscaping Liaison will address this on the monthly scheduled slope walk with Western and coordinate with the Homeowner.

Meeting Adjourned: 7:50

Next Meeting is Monday, January 8, 6:30pm at the home of Ariana Pourbaback, 25221 Perch Drive

Note: The HOA does not meet in November and December.