



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – JANUARY 8, 2018

- Call to Order:** 6:37
- Sign In Sheet:** Ariana Pourbabak, Mary Lu Howell, Richard Castler, Jill Buckley, and HOA Bookkeeper Joyce Christensen
- Approval of October Minutes:** Jill motioned to approve the minutes, and Richard seconded. All were in favor.
- Review/Approval of Financial Report:** Richard motioned to approve the financial report as presented, and Mary Lu seconded. All agreed.
- Review/Approval 2018 Budget:** Jill motioned to approve, Richard seconded. The approved 2018 budget will be posted on the Marinita website.

OLD BUSINESS

- Western Landscaping Projects/Update:** The irrigation leak in the front Entrance Monument has been remedied. Both the open area below Via Martos as well as the area where eucalyptus were removed are yet to be replanted. This remains an open item.
- Slope Maintenance Issues/Update:** Plans are in the works to replant alongside lot 26 in the area visible from the sidewalk on Via Lagos.
- Architectural Committee Extension Update:** To date there have been thirty-three positive responses to extending the Architectural Committee. A total of forty are required for approval. The Board continues to receive responses. All signatures will be reviewed and verified.

NEW BUSINESS

- Reserve Study Update:** The HOA Bookkeeper will email the Board members a copy of the previous Reserve Study for review. This topic is tabled for the February meeting pending Board member's review.
- Recording of Architectural Committee Extension Amendment:** Collected and verified signatures will be delivered to the HOA Attorney after the February HOA Board Meeting
- Review of Infraction and Delinquency Procedures RE: Penalty Implementation Policy:** Lot 13 is several quarters behind in dues payments. In addition to these delinquencies, there are multiple other infractions. Numerous HOA mailings have been unacknowledged. All agreed to investigate legal options. The Board will follow up with the HOA Attorney.
- 2018 HOA Board Nominations:** After Multiple terms, three of the current board members are resigning. Board Members continue to canvas the community to encourage homeowners to serve in the HOA. New candidate names must be submitted to HOA Bookkeeper no later than February 1.

- Location of HOA Board Election Meeting:** The March HOA meeting and Ballot counting will be at the home of Joyce Christensen.

OPEN DISCUSSION

The Board reviewed a Homeowner request to improve their lot, retaining wall, and deck. The Homeowners have requested to take back their` HOA maintained slope and move forward with their city approved plans. The Board will seek clarification from the HOA Attorney on how to proceed.

Also, the Board received a Homeowner letter citing the CC&R's referencing hedge height and other landscaping infractions. The Board will identify lots with hedges or other landscaping issues not in compliance with HOA standards. Tree heights that exceed ridge lines will be identified, and homeowners will be notified.

Adjourned: 8:04pm

Next Meeting will be Monday, February 12, 6:30pm at the home of Richard Castler, 25212 Perch Drive