



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – FEBRUARY 12, 2018

Call to Order: 6:47

Sign in Sheet: Tom Smith, Richard Castler, Mary Lu Howell, and Bookkeeper Joyce Christensen

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

Approval/Review of Financial Report: Richard motioned to approve the report, and Tom seconded. All were in favor.

OLD BUSINESS

Western Landscaping Update: Several new projects are in the works. The Board reviewed two of the current proposals. The matter will be presented to the new Board.

Slope Maintenance Issues: Slope issues continue to plague the HOA. The Board is committed to maintaining the ambiance of the community, but aging infrastructure and replacement plantings coupled with current higher water fees pose ongoing financial challenges.

Architectural Committee Extension Update: The Board was informed the number of signatures required to go forward have been gathered and verified. The HOA President and Secretary will sign the necessary documents to record the CC&R Amendment that indefinitely extend the Architectural Committee at the March meeting.

Response to Infraction Notification: To date, the infraction notifications sent to Lot 13 Homeowner via certified mail have gone unanswered. The Board will implement the fining schedule and contact the HOA Attorney re: further action.

NEW BUSINESS

Reserve Study Discussion: The Board agreed to commission a Reserve Study. The matter will be taken up by the new Board.

Slope Return and Use Issues/Retaining Wall and Deck Construction Projects: The Board noted the Architectural Committee has granted approval for a homeowner retaining wall replacement project. However, after consulting with the HOA Attorney, permission to construct a deck on the HOA maintained slope has been denied.

Hedge and Tree Height Issues/Landscaping Infractions: The Board is reviewing the landscaping guidelines in the CC&Rs pertaining to tree and shrub heights. A letter to the

Community reviewing and outlining the community landscape restrictions will be included in the Quarterly Assessment Notice.

2018 Board Nominees: The Nominations are complete. Five Candidate names have been submitted, and Ballots have been mailed.

Meeting Adjourned: 7:47

Next meeting is March 12, 6:30pm, at the home of Joyce Christensen, 33702 Pequito Drive