



MARINITA
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – MAY 14, 2018

Call to Order: 6:34

Sign In Sheet: Tom Burger, Shelly Calderon, Mary Lu Howell, Brian Keene, Richard Castler and HOA Bookkeeper, Joyce Christensen

Approval of April Minutes: Tom moved to approve, and Richard seconded. All were in favor.

Approval/ Review of Financial Report: Richard moved to approve the financial report as presented, and Brian seconded. All were in favor.

OLD BUSINESS

Western Landscaping Update: Necessary repairs have been made along the Selva Road planting area. Richard presented new proposals he has received from Western Landscaping. Proposal #1528 is to replant the areas behind Via Lagos. Tom moved to accept proposal #1528 pending final plant selection. The Board is taking proposal #1527, a bid to replant the bare areas between Lots 25 and 26, under consideration for review at the June Meeting. Proposal #1619 addresses exposed irrigation wires in the HOA maintained area behind Via Lagos running all the way to Selva Road. The Board will ask Western to provide additional information. Pending clarification, the Board will decide on this proposal at the June meeting.

Slope Maintenance Issues: Currently, there is nothing new to report.

2018 HOA Meeting Schedule: The Board decided Richard will host the June Meeting, Brian will host July, and Tom will host the August Meeting. Additional dates will be determined as the year progresses.

Reserve Study Discussion: After reviewing the previous Reserve Study, the Board determined that there are no new or additional topics that might warrant a new Study. After discussion it was decided a new study would be substantially the same; therefore the expense was not justified. Tom motioned to forgo commissioning a new Reserve Study, and Brian seconded. All were in agreement. The Board also addressed deterioration of the iron fencing along the perimeters of several Lots throughout the neighborhood. The Board will investigate what parties, be they homeowner or HOA, are responsible for needed ongoing repair.

Past Dues Assessments: The HOA Bookkeeper reported that all homeowners are current with dues payments with only one exception.

NEW BUSINESS

Hedge and Tree Infraction Update: The Board decided not to become involved in disputes between homeowners regarding tree and hedge heights. Neighbors can handle their grievances one on one. The Board will step in only in instances that cannot be resolved amicably between homeowners. It was also noted that these landscaping infractions fall under the purview of the Architectural Committee.

Lot 13 Lien/Mediation Status: Richard reported that Lot 13 is in collections for dues assessments. The HOA Attorney sent a pre-lien letter to the Homeowner on April 26th.

Review of Fining Schedule: This issue is tabled for the June Meeting.

HOA Dues Discussion: Board is raising dues to make up for budget shortfalls. HOA Reserves have been gradually dwindling due to neighborhood beautification projects, the rising cost of water, and the much needed repairs to aging irrigation infrastructure. After much discussion, the Board voted to raise HOA dues \$5 per month or \$15 quarterly. The increase will remain in effect until the HOA Reserve Fund is restored. The \$5 increase will begin in the 4th quarter and raise the HOA quarter dues assessment from \$120 to \$135. The third quarter Dues Statement will include the increase information.

Gopher Control Issues behind Lot 25: Richard will contact The Gopher Patrol and get an estimate for the eradication.

Homeowner Request for Solar Arrays Facing the Street: The Board and the Architectural Committee is considering the request. The proposal submitted shows many panels face the street and impact the curbside appearance of the home. The Committee will ask the Homeowner to investigate pulling back some of the panels and possibly relocating others.

OPEN DISCUSSION

No topics presented.

Meeting Adjourned: 8:20

Next HOA Meeting will be Monday, June 11 at 6:30pm at the home of Richard Castler, 25212 Perch Drive