



MARINITA
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – JUNE 11, 2018

Call to Order: 6:40

Sign In Sheet: Tom Burger, Richard Castler, Mary Lu Howell and Homeowner Robin Castler.

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

Approval/Review of Financial Report: Tom motioned to approve the Financial Report, and Richard seconded. All were in favor. The HOA general liability insurance policy is due for renewal. The Board approved the renewal expenditure, but chose to decline the “crime coverage” rider. Richard motioned to approve the insurance renewal, and Tom seconded the motion. All present agreed. It is also noted that currently three homeowners are delinquent with their dues.

OLD BUSINESS

Western Landscaping Update: The Board reviewed Landscape Proposal 1635. As proposed, the new plantings are consistent with the existing plant material. Tom motioned to approve the expenditure, and Richard seconded. All were in favor. Proposal 1636 addresses routine maintenance on the HOA maintained slope behind Lot 26. Tom motioned to approve, and Mary Lu seconded. All agreed with the expenditure. Proposal 1637 to mulch the recently planted strip along Perch Drive was denied.

Slope Maintenance Update/Pest Control Issues: The Lot 25 Homeowners reported that ground squirrels are seriously undermining the HOA maintained slope behind their property. Richard will meet with Gopher Patrol and investigate the magnitude of the problem. After an animated discussion, the Board agreed to go forward with eradication process at a cost of \$325.

Hedge and Tree Infraction Update: Regarding hedge and tree height, the HOA Members feel the Board should refrain from involvement in issues between neighbors and advocates a hands off policy. Ideally issues should be handled on a Neighbor to Neighbor basis, the Board intervening only as necessary if issues can not be resolved.

Lot 13 Lien Status: Beginning April 25, the Board has sent letters, both certified and regular mail, to the Lot 13 homeowner. There has been no response from the homeowner. The Board is working with the HOA attorney, and a lien is being filed and recorded.

Review HOA Dues Increase/Notification Letter: The Board reviewed and approved a letter to notify Marinita residents about the \$5 monthly HOA dues increase. The letter will be included in the 3rd quarter assessment notice and the increase in will be reflected in the 4th quarter assessment. Mary Lu moved to approve the letter as written, and Tom seconded. All in favor.

Architectural Committee Applications: The application for solar panel installation on the roof of Lot 47 has been approved. Lot 54 submitted an application to replace the existing furnace with an attic unit and install air conditioning. Also the Board decided this architectural line item will be included in ongoing agendas. However, the topic will be reworded to read Architectural Improvement

Applications.

NEW BUSINESS

Review of Fining Schedule: The topic is tabled for future discussion. Currently the fines are \$20 for every quarter overdue.

HOA Responsibilities regarding Perimeter Fence Repair: The HOA is not responsible for fence repair per the CC&Rs.

Review Homeowner Correspondence: The HOA received a Homeowner letter addressing the homeless problem currently plaguing Orange County, specifically south county. The HOA does not and cannot provide security. Nor does it patrol or maintain open space.

OPEN DISCUSSION

No topics were discussed.

Meeting Adjourned: 8:07pm

Next HOA Meeting is Monday, July 9, 6:30pm at the Home of Brian Keene, 25211 Perch Drive