



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING– JULY 9, 2018

Call to Order: 6:35

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

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

Approval/ Review of Financial Report: Richard motioned to approve the Financial Report, and Brian seconded.

Architectural Improvement Applications: The solar panel request for Lot 23 has been approved.

OLD BUSINESS:

Lot 13 Lien Update: Prior to the July 2018 meeting, the Marinita HOA filed a lien against Lot 13 for longstanding HOA dues delinquencies (5 quarters past due) and CC&R violations (6 month past due after 3 months of written notices). Lot 13 Homeowner was in attendance and apologized for the delinquencies citing deaths in his family. The Homeowner stated the property is being cleaned up and will be brought into compliance. The Board explained that the total lack of response for over a year left no alternative to filing the lien, and much of the Board's and the HOA Financial Record Accountant's time has been wasted unnecessarily. The Board expressed their continued concern that inoperative cars parked in the driveway for several years be moved into the garage per CC&Rs, and that simply filling the tires with air did not make them operable. The Lot 13 HOA account was made current including legal fees, late fees and fines. The Board agreed to release the lien once all outstanding violations are remedied.

Western Landscaping Update: Planting behind Lot 29 is in the works. The area has been cleared, and replanting is imminent. The Board approved the proposal to re-mulch the parkway strip along Perch Drive. However, the Board approved 4 yards of mulch rather than the 6 yards proposed. Also noted, an irrigation valve behind Via Lagos had been replaced. In addition, the sprinkler repair work along the Selva Road strip has been completed. The outstanding issue re: burying a large run of exposed wire is tabled for the August Meeting.

Slope Maintenance Issues/Pest Eradication: The ground squirrel eradication has begun and will be completed over the next few weeks.

NEW BUSINESS

Review Homeowner Correspondence: There was no new correspondence this past month. However, the Board revisited landscape Proposal #1527 re: replanting behind Lots 25 and 26. All approved the replanting proposal and decided new planting material would be consistent with existing materials previously installed on neighboring slopes. Landscaping Coordinator will notify Western Landscaping to begin the project.

HOA Website Hosting Succession: For the past several years, Homeowner Alan Wickstrom has maintained the Marinita Website. Since Alan is departing from the Marinita Community, Richard has offered to take over the Website and will coordinate the transition with Alan. The Board authorized an expenditure for a web hosting company. Richard will investigate and report back at the August Meeting

OPEN DISCUSSION

None

Meeting Adjourned: 8:30pm

Next HOA Meeting is Monday, August 13, 6:30pm, at the home of Tom Burger, 33751 Pequito Drive