



MARINITA
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – AUGUST 13, 2018

Call to Order: 6:35

Sign in Sheet Tom Burger, Shelly Calderon, Mary Lu Howell, Richard Castler, HOA Accountant Joyce Christensen, and Homeowner Louis Hong.

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

Approval/Review of Financial Report: Tom motioned to approve the Financial Report as presented, and Richard seconded. All were in favor. Richard moved to increase the HOA Accountant's annual wage. Joyce recommended that before the Board votes to increase the wage, the upcoming annual budget should be reviewed.

Architectural Improvement Applications: Lot 21 submitted an application to enclose their front balcony. Lot 23 resubmitted an application that had previously been denied.

OLD BUSINESS

Western Landscaping Update: Wires are broken in the HOA maintained parkway planting area along Calle La Primavera. Western will investigate and attempt to find the break. Otherwise, Western will look into another solution. Options are to install two new battery operated valves or to lay new wire, the former option being more cost effective than the latter. Homeowner reported that the slope replanting behind Lot 29 is far too sparse and requested additional plants be added at a cost of \$245.00. Tom motioned to approve additional plant material, and Mary Lu seconded. All were in favor.

Slope Maintenance Issues Broken sprinklers on Lots 32 and 33 have been repaired.

Lot 13 Lien Update: The lien has been released since HOA dues are current. The Board remains concerned about inoperable cars and a broken window on the property.

HOA Website Update: The transition is complete. Richard will follow up with Alan Wickstrom to complete any outstanding technical issues, secure the site, and eliminate possible connection conflicts. GoDaddy is retained as domain host.

NEW BUSINESS

Review Homeowner Correspondence/Lot 23: The Attorney retained by the Homeowner has sent the HOA a letter that accuses the Marinita HOA of bad faith in not properly maintaining the slope behind his property, thus causing the homeowner's back wall to tilt. Hence, the Homeowner is demanding reimbursement for a replacement wall. Several Board Members noted that they themselves have tilting walls on their property. Since the HOA does not own property and has never repaired any walls on private property, the Board believes the demand is without merit. Per the CC&Rs, Article XI, original developer walls are the responsibility of individual homeowners. The Board will forward the demand letter to the HOA Attorney for review as well as a draft of the Board's response to the Lot 23 Homeowner. The Board has chosen to communicate directly with the Homeowner and not his Attorney.

OPEN DISCUSSION

The Board decided to repeat the previous monthly meeting host schedule. Mary Lu will host in September, Shelly will host October, Richard in January, Brian in February, and Tom will host in March. There are no HOA meetings in November and December.

Meeting Adjourned: 8:22

Next HOA Meeting will be Monday, September 10, 6:30 pm, at the home of Mary Lu Howell, 25092 Perch Drive.