



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – MARCH 11, 2019

Call to Order: 6:33

Sign In Sheet: Tom Burger, Richard Castler, Mary Lu Howell, Shelly Calderon, Financial Records Accountant Joyce Christensen, and Homeowner Cherie Suess.

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

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

Architectural Improvement Applications: Lots 43 and 56 have submitted applications to request approval for solar panels. Both applications have been approved.

ANNOUNCEMENT OF 2019-2020 ELECTION RESULTS

Forty three Ballots were received and counted. The New HOA Board Members are Tom Burger, Richard Castler, Shelly Calderon, Brian Keene and Mary Lu Howell.

OLD BUSINESS

Western Landscaping Update: A Homeowner had contacted the Board about a large Eucalyptus tree on the HOA maintained slope behind her home. Western Landscaping was asked to evaluate a possible risk factor for the tree to fall and potentially damage property. Western concluded that the swaying motion the tree exhibits is consistent with the natural motion of a tree in nature.

Slope Maintenance Issues: None noted. A Board member suggested contacting Western Landscaping to evaluate dead looking bougainvillea along Calle La Primavera.

NEW BUSINESS

Introduction of 2019 Board/Monthly Meeting Schedule Discussion: Tom Burger will remain HOA President, and Mary Lu Howell will remain HOA Secretary. The Board agrees that each Board Member will share the responsibility of hosting the monthly meetings. Mary Lu will host the April 8 meeting, Richard the May 13 meeting, and Shelly is on for the June 10 meeting. This information will be posted on the HOA Website as well as future meeting information as it becomes available.

Review Homeowner Correspondence: A Realtor whose client has an offer pending for a Marinita home has contacted the HOA regarding transfer fee information. The HOA Financial Accountant will work with the escrow company and provide the requested information. Currently the Marinita transfer fee is \$250. The Board investigated standard fees in the industry, and based upon that information decided an increase to \$300 is warranted. Richard motioned to increase the transfer fee to \$300 for any home in Marinita sold on or after April 1, 2019. Tom seconded the motion. All agreed.

A Homeowner inquired about a Communitywide Garage Sale. After much discussion the Board decided on a springtime sale date of May 4, with the sale beginning at 7:30 am. An insert will be included in the Quarterly Assessment mailing. A follow-up reminder will be distributed to all homes in Marinita as the Garage Sale date approaches.

CC&R Infractions: Lots 73 and 14 have Builder Wall issues that remain unaddressed. The Board will send follow-up letters to these Homeowners. Lot 28 has a deteriorating metal fence behind the property. The Board will contact the Homeowner about necessary repairs. Lot 13 will be contacted about ongoing infractions.

2019 HOA Meeting Schedule: Richard will post meeting times, dates and locations on the Marinita Website.

HOA Record Retention Issues: Richard is reviewing boxes of files dating back to 2008 given to him by a former Board Member and the HOA Financial Account. Pertinent information will be scanned and archived. The Board determined HOA records will be retained up to ten years.

OPEN DISCUSSION

None

Meeting Adjourned: 7:27