



**marinita**  
HOMEOWNER'S ASSOCIATION

P. O. Box 208  
Dana Point, CA 92629

## **MARINITA HOA MEETING – JANUARY 13, 2020**

**Call to Order:** 6:31

**Sign in Sheet:** Mary Lu Howell, Tom Burger, Shelly Calderon, Richard Castler and HOA Financial Records Accountant Joyce Christensen.

**Review/Approval of October Minutes:** After reviewing the October Minutes, Tom motioned to approve, and Richard motioned to second. All were in favor.

**Review/Approval of Financial Report:** Due to the HOA winter break from October through January, the Board reviewed October, November, and December Financial Reports. Richard moved to approve, and Tom seconded. All were in favor.

**Architectural Improvement Applications:** The March dues assessment invoice will include a reminder to Homeowners that Marinita CC&Rs require changes to exterior paint colors, landscaping, and all other architectural revisions be submitted to the HOA Architectural Committee for approval. Also noted, the Improvement Application form is available to download on the Marinita Website.

### **OLD BUSINESS**

**Western Landscaping Update:** Water for the HOA sprinklers remains turned off due to seasonal rainfall.

**Slope Maintenance Issues:** In response to Lot 37 complaint re: gopher infestation, several Board Members walked the slope behind the property, and saw no sign of gophers in the HOA maintained area. (This issue is revisited in Neighborhood Correspondence under the New Business heading).

**CC&R Infractions:** Lot 13 continues to be out of compliance and began incurring monthly fines as of November 1 as per Marinita CC&Rs. Additionally reported, as of 1/13/20, four additional homeowners are delinquent and have also been assessed late fees.

### **NEW BUSINESS**

**Review/Approval of Proposed 2020 HOA Budget:** Conversation focused on water costs, which after contracted landscape maintenance is the second largest line item on the Budget. The Board opined that as the replanted slopes continue to mature, less water will be required which will result in lower water usage and cost. As presented, the overall operating expenses meet the annual revenue collected in HOA dues. The 2020 Budget will be posted on the Marinita Website.

**Neighborhood Correspondence:** Lot 37 has contacted the Board re: gophers and ground squirrels on her property, part of which is HOA maintained. The Board Members who walked her slope saw no evidence of infestation on the HOA maintained section of her property, but did see infestation in the Open Space area of the property which is not under the purview of the HOA. The Board will send the Homeowner a follow-up letter with this conclusion. Lot 27 contacted the Board about mail stolen from their Mail Box. Although regrettable, the HOA cannot be responsible for community mail security.

**HOA Board of Director Nominations:** The HOA is seeking potential names for the New Board. All present at the meeting will look for potential new candidates.

**Meeting adjourned:** 7:45