



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – AUGUST 10, 2020

Call to Order: 6:32pm

Sign in Sheet: Mary Lu Howell, Richard Castler, Tom Burger, Shelly Calderon, and Homeowner John Faulkner.

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

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

Review Architectural Improvement Applications: Lot 64 submitted plans to replace their existing roof with new roofing material. Project was approved.

OLD BUSINESS

Western Landscaping Update: No new projects to report.

Slope Maintenance Issues: The Board is investigating a complaint from Lot 37 regarding over watering on their hillside. Water was temporarily turned off, and Western Landscaping was notified. Currently, watering has resumed, but reduced to 2 days per week. The Board will take a closer look at the Smart Meter Programming Function and devise a watering schedule tailored to the specific needs of the slope and the plantings.

CC&R Infractions: Lot 13 remains out of compliance regarding unregistered vehicles and is continuing to accrue fines and penalties for non-payment of HOA dues. The Board unanimously agreed to contact the HOA Attorney and move forward with a lien on the property. Lot 12 will be asked to clean up trash and remove a clothes dryer from their driveway.

NEW BUSINESS

Review Homeowner Correspondence: Lot 37 contacted the Board about overwatering on their hillside. The Board responded to the Homeowners and is working to remedy the situation.

OPEN DISCUSSION

Since the passage of California Proposition 36 in 2000, Sober Living Homes have appeared in neighborhoods throughout California. Currently, there is a Sober Living Facility on Perch Drive. The homeowner in attendance voiced concerns about the impact of such homes on neighborhood safety and property values. Also discussed, whether or not CC&Rs could restrict such homes within their communities. The Board explained Recovery Homes are protected by the Americans with Disabilities Act (ADA), and restricting such homes could expose the HOA to legal issues. If the Sober Home was declared a nuisance, that would be a violation of the CC&Rs. To date, no issues have been reported regarding the Sober Home.

Meeting adjourned: 7:39pm