



marinita
HOMEOWNER'S ASSOCIATION
P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – JANUARY 10, 2022

Call to Order: 6:36pm

Sign in Sheet: Tom Burger, Richard Castler, Steve Larson, Mary Lu Howell, Shelly Calderon, and Homeowner Teresa Betts

Location: Online via Microsoft Teams

Review/Approve October Minutes: Tom motioned to approve and Richard seconded. All were in favor.

Review/Approve Financial Report: Richard motioned to approve the Financial Report, and Mary Lu seconded. All were in favor.

Architectural Improvement Applications: Lot 8 submitted a request to repaint. Request approved, and the work completed. Lot 10 also submitted a request to repaint. The work is completed. Lot 38 submitted requests for exterior repainting, adding stone veneer to the front of the home adjacent to the garage door, and replacing the garage door. All were approved. Pending approval is an additional proposal for new hardscape, landscaping and outdoor lighting.

OLD BUSINESS

Western Landscaping Update: The Board reviewed a proposal for plantings in the parkway strip along Perch Drive. Shelly motioned to approve planting Carissa green carpet and installing additional drip emitters. Mary Lu seconded. The motion passed 4 to 1. Tom dissented.

Slope Easement Maintenance Issues: Smart controller manuals will be reviewed to decide whether or not these controllers are operating efficiently during the rainy season and going forward throughout the year. Additionally, the Board will contact Western Landscaping and ensure that grounds crewmen are properly adjusting settings and maintaining the controllers.

CC&R Infractions: Lot 1 and Lot 14 will be contacted about rotting wood on the facades of their respective homes. Additionally Lot 14 will be asked about the dumpster in their driveway.

NEW BUSINESS

2022 Budget: Tom motioned to approve, and Richard seconded. All were in favor.

Review Homeowner Correspondence: Gophers and ground squirrels were reported burrowing on Lot 37. A board member looked at the slope, and no gopher holes were visible in the HOA maintenance easement but some were visible in the open space area which is not maintained by the HOA. The Board's response letter explained ground squirrels will continue to breed in the open space area which is the Homeowner's private property and responsibility.

Nominees for the Board: The Board will contact homeowners who have previously expressed interest in running but haven't advised the HOA by email.

OPEN DISCUSSION

None.

Meeting adjourned: 7:56pm