



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

MARINITA HOA MEETING – FEBRUARY 7, 2022

Call to Order: 6:33pm

Sign in Sheet: Tom Burger, Richard Castler, Shelly Calderon, and Steve Larson.

Location: Online via Microsoft Teams

Review/Approve January Minutes: Tom moved to approve; Richard seconded. All were in favor.

Review/Approve Financial Report: Richard moved to approve; Steve seconded. All were in favor.

Architectural Improvement Applications: None were submitted since the last meeting.

OLD BUSINESS

Western Landscaping Update: Watering has recently been on a 2-day/week schedule. Shelly and Richard met with Western Landscaping to review controller operation and proposed replanting of the Perch strip and some dry areas on the Selva Slope.

Slope Easement Maintenance Issues: A proposal to replace a broken valve box on Calle Primavera was presented and approved. Another proposal to add 2 battery controllers on the Selva slope was presented as a less expensive alternative to replacing broken control wires on Controller B. The runs are very long. Tom was concerned that with 4 main controllers and 4 battery operated valves, adjusting the sprinkler system will be very cumbersome. He suggested connecting 2 existing battery-operated zones on Primavera to Controller C (at community entrance) and moving the existing battery controllers to the Selva Slope. Shelly noted that all our irrigation control wires currently running above ground and subject to breakage will eventually need to be replaced and moved underground.

CC&R Infractions: Lot 14 has removed the dumpster in response to our letter. Lots 1 and 14 received courtesy notices that wood trim on their homes needs repair and repainting.

NEW BUSINESS

Annual HOA Election Ballots/Nominees: The board approved the current ballot which will be distributed in the next week. There is currently no “nominating committee” as stipulated in our bylaws. We have had relied on departing board members to find their replacements. Maintaining a 5-member board can be a challenge due to lack of volunteers. Although stepping down from the Board, Steve will continue managing the e-mail account and bi-monthly email blasts. Much appreciation to Steve for serving on the board for the third time!

Review Homeowner Correspondence: Lot 23 submitted a slope maintenance request which has been completed. Lot 19 inquired about parking restrictions on our streets. The board noted that there are some restrictions in the CC&R's and that parking is also controlled by City of Dana Point zoning rules. If there is no specific CC&R violation, the board has no authority and advised that the city be contacted for parking control.

OPEN DISCUSSION

Hosting Schedule for HOA Meetings: Richard suggested that we resume in-person meetings in March. All concurred. Hosting schedule will be determined among the board members and posted on the web site.

Meeting adjourned: 7:18pm