



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – APRIL 11, 2022

Call to Order: 6:31pm

Sign in Sheet: Tom Burger, Richard Castler, Shelly Calderon, Patty Bui, HOA Financial Records Accountant Joyce Christensen, and homeowners Kazumi Hamai and Frank Chang.

Location: Home of Shelly Calderon

Approval of March Minutes: Richard moved to approve; Shelly seconded. All were in favor.

Approval of Financial Report: Tom moved to approve; Richard seconded. All were in favor.

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

Homeowner Testimony: Kazumi Hamai was following up on her letter of concern that a newly planted hedge on her neighbor's side of their property line wall will block her light and view from 2 windows, which she has enjoyed for 30 years. The board noted that no architectural improvement application was submitted for a new hedge as stipulated in our CC&R's, Article VII, Section 8, Landscaping and Fence approval. The board will send a courtesy notice asking for the hedge to be maintained as agreed to by the two neighbors.

Frank Chang was following up on his letter of concern about 4 cats and 4 dogs living next door: cats fighting at night, leaving bloody dead birds in their yard, using their yard as a litter box, getting dirty paw prints on their cars, dogs barking at them through their fence, wandering into their yard and garage, foul odors from feces sitting in the neighbor's yard for a week. The board expressed their sympathy for the unpleasant situation, and noted that the CC&R's, Article X, Section 4, Nuisances and Section 6, Animal Regulations would apply, but there are no stipulations on the number of animals that may live in a home. The board will send a courtesy notice reminding the neighbor of the relevant CC&R sections.

OLD BUSINESS

Western Landscape Update: The Perch strip has been replanted. Tom noted that there are large weeds growing that need to be pulled. A broken controller box on Calle La Primavera was repaired. Another proposal to add 2 battery controllers on the Selva slope has not been completed.

Slope Easement Issues: None to report.

CC&R Infractions: Lot 14 has removed some rotting wood trim in response to our February letter. Lot 19 has stopped gardening service and has trash cans visible in front. Lot 76 has bags of concrete, uninstalled pavers and trash bins visible in front. Lot 28 has a boat in the driveway. Lot 13 has trees overhanging the sidewalk. Lot 12 appears to be running a carpentry business out of the garage. Courtesy or violation notices will be sent.

NEW BUSINESS

HOA 2022-23 Board Member introductions, duties and responsibilities: The board welcomed Patty Bui. Patty offered to help Shelly with landscaping issues. Richard will continue to maintain and update the website and help Tom drafting letters. Mary Lu will continue to take the minutes. Tom will lead the meetings, draft letters and take minutes if Mary Lu can't attend.

Review Homeowner Correspondence: Lot 23 submitted a second slope maintenance request saying some work has not been completed. Lot 39 submitted a written concern about a new hedge planted on the neighbor's side of the property line wall which will block light and view. Lot 45 submitted a written concern about the number of animals living next door.

OPEN DISCUSSION

There was a discussion about the increasing number of emails going back and forth between the board members between our meetings, especially with the new HOA email address for homeowners. Tom felt that it was not necessary to respond to every neighbor communication, but to let them know it was received, invite them to attend the next meeting and discuss it then.

Meeting adjourned: 8:10pm