



**marinita**  
HOMEOWNER'S ASSOCIATION

P. O. Box 208  
Dana Point, CA 92629

## MARINITA HOA MEETING – AUGUST 8, 2022

**Call to Order:** 6:32pm

**Sign in Sheet:** Patty Bui, Tom Burger, Shelly Calderon, Richard Castler, homeowners Nancy Jennings and Teresa Betts.

**Location:** Home of Tom Burger, 33751 Pequito Drive.

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

**Review/Approval of July Financial Reports:** Tom moved to approve; Richard seconded. All were in favor.

**Architectural Improvement Applications:** Lot 27 window replacement was approved by the Architectural Committee.

**Homeowner Testimony:** Nancy Jennings (lot 37) reported a homeless encampment was found below her property in the HOA maintained landscape area. She cleaned up trash and debris on her own and wondered if the HOA could help. The board suggested that a PRIVATE PROPERTY/NO TRESPASSING sign be posted on the Selva fence and that we should notify other homeowners to be vigilant and notify the county sheriff if homeless people are seen camping on their private property.

Teresa Betts (lot 36) reported a large patch of poison oak on the HOA maintained slope below her home and that coyotes were living in the unmaintained open space below her home and often left droppings in her yard. The coyotes were suspected in the recent disappearance of her small dog.

### **OLD BUSINESS**

**Western Landscape Update:** Tom noted that our last water bill for Controller B was the highest ever and suggested that we ask the landscape company to confirm that our controllers are set properly to observe SCWD water conservation guidelines.

**Slope Easement Issues:** The water leak reported by lot 49 has been discovered and repaired. The roots of a large bougainvillea bush planted directly over some PVC irrigation lines had apparently ruptured one of them. The board suggested that the bush be removed to prevent future problems. Lot 64 has been waiting to have their irrigation zones turned back on, which can be done now. Some dry areas and poison oak were reported (noted under homeowner testimony). The board will ask the landscape company to eradicate the poison oak.

**CC&R Infractions:** A courtesy notice was sent to Lot 13 about the condition of their landscaping and debris from the trees covering the sidewalk. There has been no response. The board discussed two alternatives for the next course of action: 1) Have the HOA's landscape company clean it up at the owner's expense, or 2) send a second violation notice.

## **NEW BUSINESS**

**Review Homeowner Correspondence:** Lot 36 emailed to report coyotes and poison oak on the slope below their house (as noted above). The board members have received other accounts of coyotes roaming the streets of Marinita. Lot 37 emailed to report a homeless encampment on the slope below their home (as noted above). Lot 38 emailed about excessive leaf droppings from the eucalyptus trees on the HOA maintained Selva slope. The board will get an estimate from a tree trimmer to thin out one or more of the eucalyptus trees but noted that leaves will continue to drop especially when it's windy unless the closest tree(s) were removed.

## **OPEN DISCUSSION**

Further discussion on how to remedy homeless encampment and coyotes. Regarding the coyotes, a board member called Animal Control, Fish & Wildlife, Natural Resources Programs and City of Dana Point to no avail. It was noted that there are many natural canyons and open spaces for coyotes to move around in the area. It was also noted that the previously observed squirrel and rabbit problems have decreased.

**Meeting adjourned: 7:51pm**