



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – SEPTEMBER 12, 2022

Call to Order: 6:33pm

Sign in Sheet: Tom Burger, Shelly Calderon, Patricia Bui, Mary Lu Howell, Richard Castler.

Location: Home of Mary Lu Howell, 25092 Perch Drive.

Approval of August Minutes: Tom motioned to approve, Shelly seconded. All were in favor.

Review/Approval of August Financial Reports: The Board noted water usage is down from the high in August. The current bill is back to normal usage charges. The slopes are currently on a Monday Wednesday Friday watering schedule. Tom motioned to approve the Financial Report and Richard seconded. All were in favor. Also noted, to date, dues are owed by Lots 8, 33, 41, and 47.

Architectural Improvement Applications: Lot 15 received approval for solar panels. Lot 4 installed solar panels without submitting an architectural improvement application after notifying the HOA in writing. Lot 38 submitted an application to replace some gravel with concrete and wood decking, which was approved. The Board noted that Lot 52 repainted their home without submitting an architectural improvement application. The Board decided to include a notice in the quarterly dues invoice reminding homeowners to submit the Architectural Improvement Application when making improvements.

OLD BUSINESS

Western Landscape Update: The new owner has been very proactive with the HOA.

Slope Easement Issues: Lot 38 submitted a request to trim a large eucalyptus tree located in the HOA maintained area that is littering his backyard. Poison oak in HOA maintained areas continues to be a problem. Western will be contacted about removal. The Board received an estimate to trim some of the remaining Eucalyptus trees on the slopes near lots 37 & 38. Trimming is \$1800 per tree or \$4500 for three. To remove three trees is \$7500. The HOA has already exceeded the annual \$1000 budget for tree trimming/removal this year. With the budget consideration, the Board decided upon selective trimming. Mary Lu motioned to trim one tree closest to lot 38, and Shelly seconded. All were in favor. Increasing the tree trimming budget will require reducing other line items. 2022 annual expenses are on track to exceed annual dues.

CC&R Infractions: Lot 13 is out of compliance with the CC&Rs regarding yard maintenance. As per infraction policy, Lot 13 will be notified via certified mail with return receipt before fines are levied. Lot 41 is three quarters behind in quarterly dues. The board agreed that a letter would be sent to notify the homeowners that a lien on the property will be filed after dues are four quarters (one year) in arrears.

NEW BUSINESS

Review Homeowner Correspondence: After Lot 37 reported homeless litter on her property, the homeowner was given the gate code. The homeowner has cleaned up the yard and put up a No Trespassing sign. Lot 37 also inquired about replacing three mailboxes grouped in front of her home. The Board suggested the homeowner check with the Post Office. The coyote problem Lot 36 reported seems to have resolved itself. Lot 38 requested tree trimming (reference **Slope Easement Issues**). Lot 22 contacted the Board about street parking. It was determined that this is an issue for the City of Dana Point and is not in the HOA's purview.

OPEN DISCUSSION

Lot 42's dog was reported loose in the neighborhood. The dog bit a neighbor who was trying to return him. The Board will send a reminder letter to the community that dogs should be leashed at all times per the HOA and the City of Dana Point.

Meeting adjourned: 8:00pm