



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – FEBRUARY 13, 2023

Call to Order: 6:30pm

Sign in Sheet: Tom Burger, Richard Castler, Shelly Calderon, Patty Bui, and Mary Lu Howell via Facetime.

Homeowner Testimony: No homeowners present.

Location: Home of Richard Castler, 25212 Perch.

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

Approval of Financial Reports: Richard moved to approve; Shelly seconded. All were in favor.

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

OLD BUSINESS

Western Landscape Update: Slope irrigation is still turned off. Shelly will ask Western Landscape to review soil moisture and restart irrigation when necessary (Mondays only per SCWD limits). A battery-operated controller was replaced. The water budget was reduced by \$1000 to increase tree trimming budget by \$1000.

Slope Easement Issues: The eucalyptus tree on the HOA maintained slope below lot 37 will be trimmed in early March. Lot 32 reported a large shrub on their HOA maintained slope had broken off during the high winds. It was removed by the landscape company. Lot 26 reported erosion on their HOA maintained slope. It was filled in by the landscape company. The maintenance company reported a cut lock on one of the gates. Shelly volunteered to buy a new one.

CC&R Infractions: Lot 3 has a trailer parked in their driveway. A courtesy notice will be sent. Lots 1 & 14 will receive 2nd courtesy notices about wood rot needing repair and repainting. Lot 13 has ignored 3 violation notices. Monthly fines will be assessed effective immediately.

NEW BUSINESS

Review Homeowner Correspondence: Lot 8 wrote to complain about late fees. The board responded that late fees are applied consistently and only when dues were over 30 days late. Lot 26 reported the erosion noted above. Lot 32 reported the broken shrub noted above. Two board members observed and took photos from Lot 38 of a reported fence violation on Lot 37. Lot 37 did not provide access. The board determined that Lot 37 was in violation and sent a violation notice. Lot 46 requested a letter, for a city application, stating that Short Term Rentals (STRs) are allowed in our HOA. Because the CC&Rs don't address STRs, the Board will poll the neighborhood to determine whether STRs should be allowed or prohibited. A CC&R amendment would be required to prohibit STRs in Marinita.

Annual HOA Board Election: The board approved the current ballot which will be distributed in the next week. Two board members are stepping down. One homeowner has volunteered to be on the ballot. If no one else steps up we will have a 4-member board next term.

OPEN DISCUSSION

The board discussed how to reduce the amount time, effort and emails required dealing with certain homeowner issues and whether the email account has created an expectation of immediate response.

Hosting Schedule for upcoming HOA Meetings: Tom will host the next meeting on March 13. Shelly will host the election meeting on April 10.

Meeting adjourned: 8:10pm