



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – MARCH 13, 2023

Call to Order: 6:33pm

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

Location: Home of Tom Burger, 33751 Pequito Drive.

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

Approval of Financial Reports: Richard motioned to approve the Financial Report, and Tom seconded. All were in favor.

Architectural Improvement Applications: Lot 21 submitted an application to replace their tile roof with Tesla solar tiles. The application was approved. Lot 21 subsequently submitted a second request for solar panel installation, also approved. Lot 48 submitted an application to replace their hardscape and landscape. Application approved.

OLD BUSINESS

Western Landscape Update: Shelly replaced the broken lock on the Calle La Primavera gate. Also replaced, the battery controller on the planted strip along Calle de la Primavera. A dead shrub behind Lot 36 was reported. Landscaping crew will check the slope below Via Martos for dead planting when conditions allow.

Slope Easement Issues: A water leak that appeared to be coming from the HOA maintained area above Lot 32 was reported on March 3. A South Coast Water District employee turned off the water main on March 5. Since the leak is on a pressurized line, the HOA and Western Landscaping will coordinate with the water district to locate and repair the leak. Shelly will contact Chad at Western Landscaping and apprise him of the situation. Currently, due to rainfall, all HOA water zones are turned off. Coastal Arbor trimmed the eucalyptus on Lot 37.

CC&R Infractions: Lot 3 removed the trailer parked in the driveway, Lot 13 cleared their driveway and the sidewalk. Photos of the cleanup were emailed to the HOA. The Board will reply to Lot 13, thanking the homeowner for work done so far but stating that more needs to be done to come into compliance with the CC&R's as cited in recent violation notices. Lot 38 reported a fence violation on Lot 37. The Board sent Lot 37 a violation notice February 3. Since no action was taken, a 2nd notice will be sent. Article VII, sections 8, 9, and 10 clearly define acceptable vs. unacceptable fencing materials and setbacks. Furthermore, the CC&Rs state fencing between lots must be approved between affected homeowners. Lot 19 will be contacted concerning front lawn issues. The Board discussed language in the Marinita CC&RS that states individual Homeowners can enforce rules in the CC&R's without HOA Board of Directors intervention.

Upcoming HOA Elections: Election ballots have been mailed. Ballot counting will take place concurrently with the next HOA meeting, Monday, April 10.

NEW BUSINESS

Review Homeowner Correspondence: Lots 39 and 37 complained about security cameras on Lot 38 looking onto their driveways.. The board has researched that if an area visible in a camera is visible from the street, it is not considered an invasion of privacy. Since there is no reference to security cameras or privacy in the CC&R's, the board unanimously agreed that security cameras are not under HOA purview.

Short Term Rental Poll Results: As of the meeting, 47 lots have responded to the STR poll sent out after the last meeting. 42 lots (89%) were opposed, and 5 lots (11%) were in favor of allowing STRs. Each lot may cast one vote. Due to the large percentage of homeowners opposed to STR's, our attorney will be asked to draft a CC&R amendment to prohibit STR's. According to our CC&R's, 58 lots (75%) must approve any amendment. Some lots who didn't respond to the poll will need to respond to the formal vote in order to approve the amendment. Because Marinita is not in the Coastal Zone, our CC&R amendment will not require a Coastal Development Permit from the city.

Meeting adjourned: 8:00pm