



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA HOA MEETING – JUNE 12, 2023

Call to Order: 6:30

Sign In Sheet: Tom Burger, John Faulkner, Mary Litwinski, Mary Lu Howell, HOA Records Accountant Joyce Christensen and Homeowner Louis Hong.

Location: The home of Tom Burger, 33751 Pequito Drive

2023 Board Member Introductions and Responsibilities: Upon discussion, the Board agreed upon the following responsibilities: President: Tom Burger, Secretary: Mary Lu Howell, John Faulkner will replace Mary O'Connor on the Architectural Committee, Mary Litwinski will manage the Gmail account, former board member Richard Castler will continue to manage the web site. Joyce reported that the owner and authorized signature information on the HOA bank account needs to be updated. Also reported, the Bank now requires a minimum balance to prevent monthly fees.

Homeowner Testimony: Lot 21 attended to discuss the idea of replacing the existing concrete barrel tile roof with a flat profile, dark charcoal concrete tile. The Architectural Committee will consider the request which would be a significant departure from the overall look of Marinita.

Approval of May minutes: John motioned to approve the minutes, and Tom seconded. All were in favor.

Approval of May Financial Report/ Review of Attorney fees billed in May. Tom motioned to approve, and John seconded. All were in favor. Noted was the additional cost totaling \$180 for the special election notice sent to the Community regarding the Short Term Rental Amendment. Attorney fees will be over budget for 2023. Lower projected water use should offset the cost.

Architectural Improvement Applications: Lot 21 will submit an improvement application for new roof material noted above. Lot 63 submitted an application for solar panel installation.

OLD BUSINESS

Western Landscape Update: Nothing to report.

Slope Easement Issues: A stuck valve on the sprinkler line above Lots 29 and 30 caused overnight watering that consumed 7500 gallons of water. The meter has been temporarily turned off. A leak previously reported above lot 32 was a broken elbow on the main pressurized line. It has been repaired.

CC&R Infractions: Lot 37 sidewall fence is still in violation and fines are being assessed. Lot 13 will be asked again to repair the garage door. The Board reviewed the current penalties and notifications process and decided to streamline the protocol from three letters to two to speed up the enforcement process. A "courtesy notice" will be sent first. After 30 days, if necessary, the Board will follow up with a "violation notice". After 30 days, if necessary, fines will be assessed until the violation is corrected. Lots 1 and 14 will be sent courtesy notices to address deferred maintenance regarding paint and rotting wood. Lot 76 will receive a courtesy notice regarding a rusty car parked in the driveway which has not moved.

NEW BUSINESS

Review Homeowner Correspondence: Lot 23 asked to have weeds removed on the HOA maintained area behind their home. Western Landscaping will be contacted. Lot 37 inquired about an ongoing violation issue with the property wall shared with Lot 38 and about ownership of block walls between their properties.

CC&R Amendment to restrict Short Term Rentals (STRs): As of the Meeting, 49 of 77 residents/lots have responded to the ballot circulated regarding short term rentals. The minimum number of “yes” votes needed to amend the CC&R’s is 58, so the Board will extend the voting by one month. A new “Notice of Special Election” will be sent with the 3rd quarter dues billing. An email will be sent to some Homeowners who have not yet submitted ballots.

Transfer administration of the email account: Completed. Homeowner emails will be forwarded to the Board and an auto response email will follow stating that the message has been received, and that the issue will be discussed at the next HOA Meeting.

OPEN DISCUSSION

Website Manager, Richard, will be asked to update Architectural Committee Members listed on the Marinita Website. A Board member was contacted by a homeowner about sending meeting Minutes via email to Marinita residents. It was decided that an email will be sent to homeowners who have opted in notifying them when the Minutes are posted on the website.

Meeting adjourned: 7:44pm