



marinita
HOMEOWNER'S ASSOCIATION
P. O. Box 208
Dana Point, CA 92629

MARINITA HOA BOARD MEETING MINUTES - JULY 10, 2023

Call to Order: 6:36 pm

Location: Home of Mary Litwinski, 33662 Via Lagos, Dana Point CA 92629

Sign In Sheet: Tom Burger, John Faulkner, Mary Lu Howell, Shelly Calderon, Mary Litwinski, HOA Records Account Joyce Christensen, and Homeowner Mary Murray.

Homeowner Testimony:

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

Approval of June Financial Report: Mary motioned to approve, and Tom seconded. All were in favor. Tom reviewed South Coast Water district usage charts and noted some usage over 100,000 gal/mo last summer caused our "peak demand" charge to spike this year. If we are proactive on irrigation maintenance this year, the peak demand charge can be reduced.

Architectural Improvement Applications: Several applications have been submitted:

- 1) Lot 21, Proposed flat concrete tile roof in a black colorway - The architectural committee informed Lot 21 that they concluded that their choice is too significant a departure from the other roofs in Marinita and is therefore declined.
- 2) Lot 35, Black and white exterior color palette including painted brick - approved.
- 3) Lot 40, Solar panels - approved.
- 4) Lot 47, Installation of pergola on front of house behind existing patio wall - approved, pending city permit.
- 5) Lot 61, Solar panel application - approved.

Architectural committee members are working on guidelines for replacement roof selections in Marinita. John presented a draft to the Board and will continue to refine ideas to present at the August Board Meeting. Currently, the Board favors roofing material choices that are harmonious with the Marinita community, but is open to variations that offer homeowners some personal individuality.

OLD BUSINESS

Western Landscaping Update: Nothing to report.

Slope Maintenance Issues: Western is looking into the landscaping and water issues on the HOA maintained area behind Lot 23.

CC&R Violations: Lots 1 and 14 will be asked to repair and repaint rotting exterior wood. Lot 13 will be notified that fines which have been suspended for 90 days will resume since there have been additional neighbor complaints and no further progress on repairs of a broken window and the garage door. Lot 37 has ongoing infractions regarding the common wall and protected view of Lot 38 which is a 'relevant lot'.



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NEW BUSINESS

Review Homeowner Correspondence: Lot 23 emailed the board to note that the HOA maintained landscaping behind their home is dying. Lot 59 emailed the Board regarding the unkept yard, broken garage door and window on Lot 13. Lot 38 reported the blue tarp placed upon the common wall with Lot 37 was removed but additional tarps and fake plant screens remain in their protected view corridor. The HOA received a subpoena for records from the attorney representing Lot 38. Tom compiled and printed 59 pages which were provided to the court.

CC&R Amendment to restrict Short Term Rentals (STR) Update: To date, the HOA has received 52 ballots. Email reminders were sent to homeowners who had not yet responded. The board chose to enact an additional 30-day extension to maximize homeowner participation. A third notice of special meeting will be sent to all homeowners. Votes will be counted at the August meeting. This is the final extension.

OPEN DISCUSSION

Lot 37 has recently been listed for sale. The HOA will notify the listing real estate broker regarding the ongoing CC&R violations and the fines levied against the property.

Meeting Adjourned: 7:57 pm

Next HOA Meeting: Monday, August 14, 6:30pm at the home of John Faulkner, 25225 Perch Dr.