



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

### **6:00 PM - SPECIAL ELECTION**

#### **CC&R AMENDMENT TO PROHIBIT SHORT TERM RENTALS**

Homeowners Lori Cincotta and Mary Murray counted ballots, board members, Mary Litwinski, John Faulkner and Tom Burger assisted with opening envelopes. 68 Ballot envelopes were returned. 1 contained HOA dues but no ballot. Final count: 56 votes in favor of the amendment (83.6%) and 11 votes against the amendment (16.4%). Because the minimum threshold of 75% of all homeowners (58 votes) was not attained the proposed amendment did not pass.

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### **MARINITA HOA MINUTES AUGUST 14, 2023**

**Call to Order:** 6:35

**Sign In Sheet:** Tom Burger, Shelly Calderon, John Faulkner, Mary Litwinski, homeowners Lori Cincotta and Marie Faulkner.

**Approval of July Minutes:** Tom moved to approve; Mary seconded. All in favor.

**Review/Approval of July Financial Reports:** Shelly moved to approve; John seconded. All in favor.

**Architectural Improvement Applications:** Lot 21- replace roof (approved), Lot 37 –seeking retroactive approval on vinyl side yard fencing exceeding 6 ft. high, (pending neighbor approval), Lot 47- Pergola in front yard (approved) Lot 47- Stone veneer on front walls (approved),

#### **OLD BUSINESS**

**Western Landscaping Update:** The landscape company has been working on getting zone 10B back online. Broken wires need to be replaced and moved into a pipe. Several of the slope irrigation valves for the area are located on Lot 26 outside of the HOA maintenance easement. The owner would like them to be moved onto the slope.

**Slope Maintenance Issues:** Excessive weeds and dry areas were noted on Calle La Primavera. Western Landscape will pull weeds and check battery-operated controllers for proper operation.

**CC&R Violations:** Lot 1 received a violation notice for a trailer in the driveway. The trailer has been removed. Lot 13 received a notice that fines have restarted after a 90 day pause since improvement work has stopped. Lot 14 will receive a courtesy notice regarding wood rot on the exterior. The realtor for Lot 37 was advised to disclose unresolved violations to potential buyers. Fines are continuing pending resolution. A draft of the simplified “notification and penalties for CC&R violations” was presented and approved and will be posted on the website.

#### **NEW BUSINESS**

**Homeowner's Correspondence:** The realtor for Lot 2 inquired about leveling the rear yard. A potential buyer for Lot 2 inquired about HOA landscape maintenance procedures. Lot 37 contacted the board 5 times regarding the ongoing dispute with the neighbor. Lot 76 inquired whether subleasing a house is allowed.



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### **OPEN DISCUSSION**

Roof material options were considered and discussed. A board member noted that the current HOA property transfer fee is well below the market rate. That fee is paid by a seller through escrow. A rate increase from \$300 to \$500 was proposed and unanimously approved.

**Meeting Adjourned: 7:45**

**The next HOA Board Meeting is Monday, Sept. 11 at 6:30pm at 25092 Perch Dr., the home of Mary Lu Howell.**