



**marinita**  
HOMEOWNER'S ASSOCIATION

P. O. Box 208  
Dana Point, CA 92629

## **MARINITA BOARD OF DIRECTORS MEETING - SEPTEMBER 11, 2023**

**Call to Order:** 6:32

**Sign in Sheet:** Tom Burger, Shelly Calderon, John Faulkner, and Mary Lu Howell

**Homeowner Testimony:** None

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

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

**Architectural Improvement Applications:** No new applications have been submitted. Lot 37's Application is still pending upon neighbor approval. The Board decided to forego writing Architectural Guidelines for roof material choices but will continue to investigate roof material options as the Community ages the roofs require replacement and/or repair.

### **OLD BUSINESS**

**Western Landscape Update:** Zone 10B sprinklers have been repaired and are currently functioning. Broken wires were replaced and run through plastic piping.

**Slope Maintenance Issues:** HOA is responsible for maintaining easements. A board member noted the area between Lots 57 and 58 is covered with weeds. Western will be notified and asked to clean up the parkway strip along the downhill side of Calle de la Primavera.

**CC&R Infractions:** Lot 1 removed the trailer but has not painted or repaired rotting wood. Fines are continuing for Lot 13 regarding the peeling garage door and broken window. Lot 14 has yet to respond to the violation notice for rotting exterior wood on the front of the home.

### **NEW BUSINESS**

**Review Homeowner Correspondence:** The new owners of Lot 2 contacted the HOA regarding possible expansion options for the backyard at the property. The Board informed them that drawings would need to be submitted to the city and the Architectural committee for approval. Also, for Lot 2, the HOA Records Accountant has provided requested documents to escrow and the board provided requested information to the appraiser. The Board has responded to several inquiries regarding the ongoing legal action between Lots 37 and 38. Lot 46 requested a letter stating the Marinita HOA will not prohibit Short Term Rentals (STRs). The Board will draft a letter stating although the Amendment to the CC&Rs failed by two votes, 84% of the votes received were in favor of banning STRs.

A homeowner reported that Lot 46 is listed on VRBO and inquired whether there is a permit to operate the STR business.

**OPEN DISCUSSION:** Upon discussion, The Board will consult the attorney whether operating a Short Term Rental is prohibited by CC&R Article X section 2 "Unauthorized Uses" or Article X section 4 "Nuisances".

**Next meeting:** Monday, October 10, 6:30pm, at the home of Shelly Calderon, 33605 Via Lagos.

**Meeting Adjourned:** 7:53