



MARINITA BOARD OF DIRECTORS MEETING - OCTOBER 9, 2023

Call to Order: 6:31pm

Sign In Sheet: Mary Lu Howell, Shelly Calderon, Mary Litwinski, Tom Burger, Real Estate Agent Julie Zetland, and her clients Nash and Hanan Endraws

Homeowner Testimony: None.

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

Approval/ Review of Financial Report: Upon review the Board noted the water use did not reflect the Selva slope leak recently reported. Mary motioned to approve the Financial Report, and Shelly seconded. All were in favor.

Architectural Improvement Applications: Lot 46 submitted an application for new exterior paint colors. Lot 17 submitted an application to replace fencing. Both Applications were approved.

OLD BUSINESS

Western Landscaping Update: The owner of Western Landscaping informed the HOA that as of January 1, 2024, the landscaping and maintenance fee will increase \$75 to \$1650 per month. Also noted, invoices for repairs on Lots 23, 32 and 38 have not been sent yet.

Slope Maintenance Issues: Irrigation repairs are completed on the Selva Slope. Irrigation Controller B is being maintained.

CC&R Infractions: Lot 14 repaired rotting wood on the facade of the house. Lot 13 has not responded to the Board's infraction letter and has failed to repair a damaged garage door, a broken window, and overgrown trees. Fines will continue. Lot 1 has not responded to a courtesy notice sent regarding damaged and rotting exterior wood. The Board will send a violation notice. The realtor for lot 37 told the board that the seller would bring the non-approved fences into compliance.

NEW BUSINESS

Review Homeowner Correspondence:

- A Homeowner informed about an open storm drain between Lots 14 and 15 stating it appears unsafe. The drain was designed and installed by the Marinita Developer in 1978 under county jurisdiction. The Board will recommend the homeowner address their concerns with the city of Dana Point.
- Per homeowner request, a letter reporting the results of the proposed STR amendment was sent to the owner of Lot 46



marinita
HOMEOWNER'S ASSOCIATION

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- Potential Buyers of Lot 37 contacted the Board about potential future improvements to the backyard of the property and CC&Rs.
- The Board was reminded of a decision made by the previous Board to send an email to those homeowners with email addresses on file with the HOA to inform them when new meeting minutes are posted to the HOA website. This will be conducted going forward.

OPEN DISCUSSION

Potential Buyers of Lot 37 queried the Board about improvements to the area beyond the back builder wall that could include a cantilevered deck over the HOA maintained area. After much discussion, the Board clearly conveyed that the CC&Rs do not allow homeowner structures to extend into HOA maintained areas and open space. The Board further outlined the process of submitting plans to the Architectural Committee for review and discussed that prior changes to the CC&Rs have been effected through the amendment process, but the process requires 75% homeowner approval. Real Estate Agent Julie Zetland will be forwarded all relevant materials regarding Lot 37 CC&R violations.

Meeting Adjourned: 8:00 pm

Next HOA Meeting is Monday, January 8, 6:30pm at the home of Tom Burger, 33751 Pequito Dr