



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

## **MARINITA BOARD OF DIRECTORS MEETING - JANUARY 12, 2026**

**Call to Order: 6:34**

**Location:** Home of Mary Litwinski, 33662 Via Lagos

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

**Homeowner Testimony:** None to Report

**Review/Approve October Minutes:** There were no October minutes since the meeting was cancelled. September minutes were approved via email in October and posted to the website.

**Review/Approve Financial Report:** Tom motioned to approve, and Mary seconded. All approved.

### **OLD BUSINESS**

**Paradise Land Care Update:** No new projects are planned, thus nothing currently to report.

**Slope Maintenance Issues:** A homeowner reported the gate that opens to the drainage swale along Pequito Dr was found unlocked. Sprinklers running in the rain were reported by a homeowner in November. An irrigation valve was stuck on "Controller B". SCWD was called to shut off the water supply. The valve will be repaired and the water turned back on after the rainy season.

**CC&R Violations:** Nothing new to report.

### **NEW BUSINESS**

**Review/Approve 2026 Budget:** Some items which exceeded the 2025 Budget were offset by decreases in other items. The 2026 budget was adjusted accordingly. Shelly motioned to approve the 2026 budget and John seconded. All were in favor. The approved budget will be posted on the website

**Review Past Dues Report:** Lots 8,13, and 55 are in arrears.

**Architectural Improvement Applications:** Lot 16 submitted plans for new front yard landscaping. Application approved under condition of neighbor approving hedge height. Lot 57 requested approval for new windows. Approved. Lot 63 requested approval for new garage doors. Application also approved.

**Review Homeowner Correspondence:** A homeowner asked for information regarding dues payments made through Zelle. Lots 13 asked for an adjoining neighbor's contact information regarding an issue with invasive tree roots on their property.

**Board Meeting Hosting Schedule:** February 9, Shelly Calderon; March 9, Mary Lu Howell; April 13, Tom Burger; May 11, John Faulkner; June 8, Mary Litwinski; July 13, Shelly Calderon; August 10, Mary Lu Howell; September 14, Tom Burger; and October 12, John Faulkner. Addresses and times for all meetings will be posted on the Marinita Website.

### **OPEN DISCUSSION**

An e-mail requesting volunteers for the upcoming annual Marinita Board of Directors elections will be sent and a letter will be sent to Homeowners who have not provided email addresses.

**Meeting Adjourned: 7:25**

**Next HOA Meeting:** Monday, February 9, 6:30pm at the home of Shelly Calderon,