



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA BOARD OF DIRECTORS MEETING - AUGUST 10, 2026

Call to Order: 6:30

Sign in Sheet: Tom Burger, Steve Shattmaier, Shelly Calderon, John Faulkner, Mary Lu Howell, HOA Records Accountant Joyce Christensen, and Homeowners John Bolling and Steve Esser.

Location: Home of Mary Lu Howell, 25092 Perch Drive, Dana Point, Ca 92629

Homeowner Testimony: Lot 51 homeowner shared additional photos of various plantings on Lot 72 which are obstructing their ocean view. Lot 4 homeowner dropped off an architectural improvement application.

June Minutes: Due to lack of quorum at the last meeting, June minutes were approved via email circulated July 14.

Review/Approve July Minutes: Steve motioned and John seconded, all in favor.

Review/Approve June and July Financial Reports: Water usage rates increased marginally last month, however the water service charge and the peak demand charge have risen by a total of \$450/mo (\$5400/yr). There is no surplus in the current budget so an HOA dues increase will be required in the coming year. The Board will continue to monitor water use closely. Tom motioned to approve the reports, Steve seconded, and the motion passed unanimously.

OLD BUSINESS

Paradise Land Update: After a recent walkthrough, several issues were identified below:

Slope Maintenance Issues: A new controller is needed in one zone along the Calle de la Primavera planting strip. Several sprinkler heads on controller D were discovered to be off and will be turned back on. Lot 1 will be asked to trim their large ficus hedge that overhangs the block wall along Primavera. The drip system in the monument plantings on Calle de la Primavera requires adjustment.

A wire break on Zone 3B was identified and repaired, restoring service. Paradise capped several sprinkler heads and is investigating the source water flowing onto Lot 28. Lot 28 will



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provide access to trim an overgrown shrub on the HOA maintained slope behind their home.

CC&R Infractions: Lot 13 has not addressed the dilapidated appearance of the property. The driveway at Lot 14 remains unrepaired, and a vehicle with expired tags is parked in front. Lot 44 has unmaintained/dying front landscaping. A letter will be sent.

NEW BUSINESS

Architectural Review Applications: Lot 4 submitted an application to replace the garage doors and Lot 23 submitted an application to replace the front doors and the entry walkway. Both were approved.

Review Homeowner Correspondence: Lot 1 emailed to ask whether architectural review is required for interior remodeling; the Board sent an email confirming that it isn't. Lot 28 reported water flowing into their back yard. Lot 31 reported insufficient water reaching the HOA-maintained slope behind their property. The attorney for Lots 51 sent a copy of a letter to the attorney for Lot 72 requesting a mediation with a board representative present. The Board decided that if mediation occurs our representative should be our HOA attorney, Tracy Ettinghof. Tom suggested he contact Tracy to notify him about the pending mediation, ask if he would be willing to attend, ask whether the legal fees can be charged to the disputing parties and for advice regarding the next steps to enforce the CC&Rs. Steve seconded, and all were in favor.

Meeting Adjourned: 8:15

Next Board of Directors Meeting: Monday, September 14, at 6:30 PM, at the home of Shelly Calderon, 33605 Via Lagos, Dana Point, CA 92629