



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA BOARD MEETING MINUTES - SEPTEMBER 14, 2026

Call to Order: 6:30pm

Location: Home of Shelly Calderon, 33605 Via Lagos, Dana Point, CA 92629

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

Review/Approve August Minutes: John motioned to approve the Minutes, and Shelly seconded. All were in favor.

Review/Approve Financial Report: Tom motioned to approve and John seconded. All were in favor. The dramatic rise in 'peak demand' and 'water service' charges from South Coast Water District was discussed. An increase in monthly dues will be necessary to make up for the higher costs.

OLD BUSINESS

Paradise Land Care Update: No new projects to report.

Slope Maintenance Issues: A valve was replaced on Controller B and a separate valve for the drip line along Perch Dr. was added. Cost- \$1927 for both.

CC&R Infractions: Lot 44 did not respond to the letter sent about plants blocking sidewalk access. Also noted, several vehicles parked in driveways have expired tags.

NEW BUSINESS

Architectural Improvement Applications: Lot 1 applied to add new kitchen windows. Lot 64 applied for erosion control to the slope behind the property. Lot 67 submitted plans for a new driveway. All applications were approved.

Review Homeowner Correspondence: The Board reviewed a letter from the attorney representing Lot 72. The Board will turn the matter over to our HOA attorney, Tracy Ettinghoff.

Venue Needed for October Meeting: Steve Schattmaier volunteered to host the October Meeting.

OPEN DISCUSSION

Due to increased costs for water, maintenance, repairs and legal fees, the board determined that HOA dues need to be increased to avoid depleting reserves. The last increase was in 2018. A letter will be sent to all homeowners in October announcing the need for increased dues. The new dues will take effect on January 1, 2027. John motioned to approve and Mary Lu seconded. The motion passed unanimously.

Meeting Adjourned: 7:45pm

Next HOA Board Meeting: Monday, 6:30pm, October 12, at the home of Steve Schattmaier