



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

## **MARINITA HOA BOARD ELECTIONS AND BOARD MEETING - APRIL 8, 2024**

### **ELECTION RESULTS**

Forty two of the seventy seven of Marinita Homeowners (56%) voted in the 2024 HOA Board of Directors election. All incumbents were reelected.

**Call to Order:** 6:31

**Sign in Sheet:** Mary Lu Howell, Tom Burger, Shelly Calderon, HOA Records Accountant Joyce Christenson, and Homeowners Lori Cincotta and Zach Mikelson

**Location:** 25092 Perch Drive, home of Mary Lu Howell.

**Homeowner Testimony:** Lot 2 inquired about builder wall damage on the corner of Calle de la Primavera and Selva Drive and Lot 13 maintenance issues.

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

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

**Architectural Improvement Applications:** Lot 19 applied to replace the driveway and the application was approved. It has been installed per plan.

### **OLD BUSINESS**

**Western Landscaping Update:** Water runoff reported between Lots 31 and 32 is being investigated and appears to involve a stuck valve in zone 3B or 4B. South Coast Water District has turned off the water supply.

**Slope Maintenance Issues:** Some issues noted under homeowner correspondence.

**CC&R Infractions:** Lot 13 is unoccupied and in dilapidated condition. Neighboring homeowners have reported police have been called to investigate break-ins by suspected squatters. A Board Member will contact the city of Dana Point about city policies regarding abandoned structures. Additionally, Orange County Vector Control will be contacted concerning containers collecting standing water that are a mosquito breeding ground and rodent problems. A courtesy notice will be sent to Lot 49 concerning the perimeter wall on their property which has been broken since December 2023.



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## **NEW BUSINESS**

**Review Homeowner Correspondence:** Lot 27 inquired about a recurring problem with new plantings they had installed along the HOA maintained slope behind their property being pulled out and some overgrown shrubs that need trimming. Western Landscaping has confirmed that they are not removing any plants. The Board suspects that gophers or ground squirrels are the culprits. CC&R infractions concerning the fence and overgrown planting between Lots 37 & 38 and relevant lot view protection have been resolved. Lot 42 contacted the HOA about trimming the shrubbery on his property wall. He referenced the wall area that runs along Perch Drive between Via Martos and Via Lagos that the HOA currently maintains. The Board noted that the wall along Perch abuts an HOA maintenance easement. This is not the case with Lot 42; hence this is not an HOA maintained landscape. The Board will recommend that the homeowner hire a personal gardener.

## **OPEN DISCUSSION:**

Recently elected Board Member John Falkner announced that he is unable to serve on the 2024 HOA Board of Directors due to matters that will keep him out of the area for extended periods. Homeowner Lori Cincotta, present at the meeting, volunteered to step in temporarily to fill the vacancy. The Board unanimously agreed to accept the offer.

**Meeting Adjourned: 7:30**