



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

MARINITA HOA BOARD OF DIRECTORS MEETING - MAY 13, 2024

Call to Order: 6:32

Sign in Sheet: Mary Lu Howell, John Faulker, Mary Litwinski, and Homeowner Steve Schattmaier

Homeowner Testimony: None to report.

Approval of April Minutes: Mary Lu read the April minutes. Mary motioned to approve, and John seconded. All were in favor.

Approval of Financial Report: Upon review, Mary motioned to approve, and John seconded. All were in favor.

Architectural Improvement Applications: Lot 76 submitted plans to replace the existing wood fence with composite material fencing and to repair an existing builder wall. Application approved.

OLD BUSINESS

Western Landscape Update: The HOA Landscape Coordinator was not present at the meeting. The Board decided to table any Landscaping discussions until the upcoming meeting in June.

Slope Maintenance Issues: None to report.

CC&R Infractions: There has been no response from Lot 49 regarding the block wall repair on the property. The Board reported no feedback from the City of Dana Point addressing Lot 13 queries regarding abandoned structures.

NEW BUSINESS

Review Homeowner Correspondence: Lot 38 asked whether the slope area behind the property could be filled so as to extend the backyard. Mainita BOD replied that CC&Rs prohibit any modifications within easements in the HOA maintained areas. Lot 64 asked for information regarding the watering schedule for the HOA maintained slope behind the property. Lot 23 requesting landscaping service in the HOA maintained area behind their home.

OPEN DISCUSSION

The Board discussed short term rentals in Marinita, and when and if residents could mount another attempt to restrict STRs in the neighborhood. Homeowner Steve Schattmaier offered to spearhead any new action. Also, the Board revisited filing a small claims action against delinquent fines on Lot 13. Additionally discussed the prospect of increasing and modifying the fining protocol in the CC&Rs to encourage compliance with HOA standards.

Meeting adjourned: 7:23pm

Next Meeting is 6:30pm, Monday, June 10, at the home of Tom Burger