



**marinita**  
HOMEOWNER'S ASSOCIATION

P. O. Box 208  
Dana Point, CA 92629

## **MARINITA BOARD OF DIRECTORS MEETING - JUNE 10, 2024**

**Sign In Sheet:** Tom Burger, John Faulkner, Shelly Calderon, Mary Litwinski, and Mary Lu Howell, and HOA Records Accountant Joyce Christiansen.

**Call to Order:** 6:37

**Location:** Home of Tom Burger, 33751 Pequito Drive.

**Approval of May Minutes:** Mary motioned to approve, and John seconded. All were in favor.

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

**Architectural Improvement Applications:** Lot 76 submitted a revised application for a stucco covered wall to replace the wood fencing along the street side of the property backyard. The revised application is on hold pending neighbor approval. The Lot 1 application to repaint was approved, and work is completed. The Lot 17 application for a new front door and front windows is approved.

### **OLD BUSINESS**

**CC&R Infractions:** Vector Control was contacted and has looked into the standing water complaints on the Lot 13 property. The City of Dana Point has not responded to inquiries regarding unoccupied structures. Lot 49 has not responded to a courtesy notice about the damaged builder wall. A violation notice will be sent. Following up with discussion at the May Meeting, the Board discussed increasing fine amounts to encourage compliance with CC&Rs.

**Western Landscaping Issues:** Western and the board landscape liaison have recently walked and examined HOA maintained areas. Irrigation is still inoperable behind Via Lagos. The board liaison is working with Western Landscaping to solve the problem and restore water to affected areas. The HOA semi-weekly irrigation will resume in mid-June.

**Slope Maintenance Issues:** Currently there is no backflow valve on the North side of Perch Dr. In the event of a leak in the system, South Coast Water District must be called to shut off the main water supply. In addition to normal grounds maintenance, the board liaison will ask Western Landscape to troubleshoot and tackle a different area each month.

### **NEW BUSINESS**

**Homeowner Correspondence:** Lot 23 requested weed abatement behind the property. Lot 23 also spoke to a board member about possible approval for backyard improvements that would extend onto the HOA maintained slope. Lot 33 has also inquired about yard improvements extending onto the HOA maintained slope. The board noted ARTICLE VII, ARCHITECTURAL CONTROL; Section 10, Prohibited Owner Improvements, paragraph (c): *any owner Improvement on a Slope*.

### **OPEN DISCUSSION**

**Meeting Adjourned:** 7:39

**Next HOA Meeting:** 6:30pm, Monday, July 8, at the home of Shelly Calderon, 33605 Via Lagos