



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA BOARD OF DIRECTOR'S MEETING - MONDAY JULY 8, 2024

Call to Order: 6:39 pm

Sign In Sheet: Tom Burger, Mary Litwinski, Shelly Calderon, John Faulker, Mary Lu Howell, HOA Records Accountant Joyce Christensen

Location: Home of Shelly Calderon, 33605 Via Lagos,

Review/Approval of June Minutes: Tom motioned to approve the May minutes, and Mary seconded. All were in favor.

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

Architectural Improvement Applications: No new applications were submitted.

OLD BUSINESS

Western Landscape Update: A sprinkler valve on Calle de La Primavera between Pequito Drive and Selva Road is not working and will be replaced. The Board reviewed the HOA irrigation zone map and the Eye On Water Report furnished by South Coast Water District. As seen in the report and noted by the homeowner, zones 4a, 5a, and 6a located on Lot 64 are still providing too much water. Tom will review and adjust the irrigation programming on Controller A.

Slope Maintenance: Slope maintenance is carried out weekly, with the crew working various portions of the HOA-maintained areas on a rotating basis. A slope maintenance request from Lot 23 has been resolved.

CC&R Violations: The Builder Wall along the property line of Lot 49 at the corner of Selva Road and Calle de la Primavera remains un-repaired after a car drove it through in December 2023. Since written inquiries have not been responded to, the board will request to engage directly with the homeowner no later than the August HOA board meeting to understand the repair plan and discuss funding options.

NEW BUSINESS

Review Homeowner Correspondence: Inquiries regarding Escrow documents have been provided for the properties with sales pending: Lot 1, Lot 19, and Lot 38.

OPEN DISCUSSION: The Auto Response from the Marinita email account could be modified to be more specific. The Board will consider various rewording options.

Meeting adjourned: 8:12pm

Next HOA Meeting is Monday, August 12, 6:30pm, at the home of Mary Lu Howell, 25092 Perch Drive.