



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

## **MARINITA BOARD OF DIRECTORS MEETING - AUGUST 12, 2024**

**Call to Order:** 6:35

**Sign In Sheet:** Shelly Calderon, John Faulker, Tom Burger, Mary Lu Howell

**Location:** The home of Board Member Mary Lu Howell

**Homeowner Testimony:** None to report

**Approval of July Minutes:** Tom motioned to approve the minutes, and John seconded. All were in favor.

**Approval of Financial Report:** Shelly motioned to approve the Financial Report and Tom seconded

**Architectural Improvement Applications:** none

### **OLD BUSINESS**

**Western Landscaping Update:** Lot 24 maintenance has been completed.

**Slope Maintenance Issues:** Lot 24 reported low water on the HOA maintained slope behind their home. Western will check water delivery controllers and valves servicing properties 23 and 24.

**CC&R Violations:** Lot 13 continues to accumulate fines regarding the dilapidated condition of the residence. Lot 49 did not respond to a written invitation to the August HOA meeting to discuss repairing the broken property wall. Since the wall was damaged in December 2023, the Board has made numerous attempts to contact the Homeowner. There has been no response to letters, emails or voicemail. Board Members have personally visited the residence and knocked on the door without result. Since the wall is private property, the Board must have the owner's permission to assist with the repairs. The Board will continue to investigate options.

### **NEW BUSINESS**

**Review Homeowner Correspondence:** Lot 19 notified the Board there as a property sale and transfer. Lot 59 notified the Board they are relocating out of state, and trailers will appear intermittently at the property during the move. Lot 24 requested maintenance on the HOA maintained area on July 29. It was completed August 9.

**OPEN DISCUSSION:** None

**Meeting Adjourned:** 7:26

**Next HOA Meeting:** Monday, September 9, 6:30pm, at the home of Mary Litwinski, 33662 Via Lagos