



marinita
HOMEOWNER'S ASSOCIATION

P. O. Box 208
Dana Point, CA 92629

MARINITA BOARD OF DIRECTORS MEETING - SEPTEMBER 9, 2024

Call to Order 6:39

Sign in Sheet: Tom Burger, Shelly Calderon, Mary Lu Howell, and Mary Litwinski via telephone

Location: Home of Tom Burger, 33751 Pequito Drive

Homeowner Testimony: None to report.

Review/Approve August Minutes: Tom motioned to approve, and Shelly seconded. All were in favor.

Review/Approve August Financial Report: Tom motioned to approve, and Shelly seconded. All were in favor.

Architectural Improvement Applications: Lot 73 submitted an improvement application for an ADU (accessory dwelling unit) addition which violates the CC&Rs - specifically setbacks addressed in Use Restrictions, Article X, Section 12, and view protection for "relevant lots" in Architectural Control, Article VII, Section 8. The Board contacted the HOA attorney who advised that although the board can't restrict ADUs, there was potential liability in approving any addition which violates the CC&Rs. The Board sent a letter (dated August 30, 2024) to the applicant requesting that they obtain written approval of the proposed CC&R violations from neighboring "relevant lot" homeowners whose views may be impacted before the Architectural Committee could approve the application.

OLD BUSINESS

Western Landscape Update: None to report.

Slope Maintenance Issues: Lot 24 requests removal of cuttings left in the unmaintained area behind the home. HOA liaison will contact Western Landscape to verify whether cuttings have been left behind. The board reviewed the plans which indicate "HOA maintained" area vs "open space" area on the lot.

CC&R Infractions: Lot 49 repaired the damaged builder wall in late August. Non-compliance fines continue to be sent to Lot 13 and continue to be unpaid. Lot 1 will be asked to remove the trailer in the driveway.

NEW BUSINESS

Homeowner Correspondence: Lot 23 submitted an invoice for reimbursement for slope cleanup done by their gardener. Upon review, the invoice was rejected.

The auto response on the Marinita website will be updated.

Open Discussion: none

Meeting Adjourned: 7:31

Next HOA Meeting is Monday October 14 at the home of John Faulker