



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

MARINITA BOARD OF DIRECTORS MEETING - JANUARY 13, 2025

Call to Order: 6:33 pm

Sign in Sheet: Tom Burger, Mary Litwinski, John Faulkner, Shelly Calderon, Mary Lu Howell, and HOA Records Accountant Joyce Christenson

Location: Home of Mary Litwinski, 33662 Via Lagos

Review/Approve October 2024 Minutes: Tom motioned to approve the minutes, and Shelly seconded. All were in favor.

Review/Approve October, November, December Financial Reports: Tom motioned to approve, and Mary seconded. All were in favor.

Homeowner Testimony: None to report.

Architectural Improvement Applications: As described in the October 2024 Minutes regarding addition of an Accessory Dwelling Unit, Lot 73 obtained approval from affected neighbors for proposed setback encroachments and potential impacts on protected views for "relevant lots". The application was approved. Lot 23 submitted a new window application which was approved.

OLD BUSINESS

Western Landscaping Issues: It was noted that a \$1000 invoice from 2024 was received on January 2, 2025. That expense will be paid out of the 2025 budget.

Slope Maintenance Issues: Lot 31 contacted HOA regarding dry slopes due to weather conditions. The Board will contact the maintenance company to evaluate the irrigation schedule on the affected zones, 3B and 4B

CC&R Infractions: Lot 13 remains unresponsive to infraction notices and fines. Lot 14 will be asked to repair their severely damaged driveway that appears to have been lifted by tree roots.

NEW BUSINESS

Review Past Dues Report:

Currently 2 properties are significantly behind in their dues. It was decided that once a Homeowner is four quarters behind in their dues, the Board will notify the homeowner that a collection process involving the HOA attorney will be initiated. Per the CC&Rs, the homeowner will be responsible for paying all past dues, late fees, attorney fees and lien release fees if any.

Homeowner Correspondence: There was an escrow request for Lot 38. Lot 55 asked for a current dues statement and requested an update to their mailing address.

Review/Approve 2025 Budget: Tom motioned to approve the 2025 budget, Shelly seconded. All were in favor.

2025 Board Meeting Hosting Schedule: The Board of Directors hosting schedule is as follows: January, Mary Litwinski; February, Shelly Calderon; March, Mary Lu Howell; April, Tom Burger; May, John Faulkner; June, Mary Litwinski; July, Shelly Calderon; August, Mary Lu Howell; September, Tom Burger; and October, John Faulkner.

OPEN DISCUSSION

Upcoming Board election discussion is tabled for the next meeting in February.

Meeting Adjourned: 7:44 pm

Next HOA Meeting: Monday, February 10, 6:30pm at the home of Shelly Calderon, 33605 Via Lagos.