



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

## **MARINITA BOARD OF DIRECTORS MEETING – SEPTEMBER 8, 2025**

**Sign In Sheet:** Shelly Calderon, John Faulkner, Tom Burger, and Mary Litwinski

**Call to Order:** 6:35

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

**Homeowner Testimony:** None

**Review/Approve August Minutes:** Mary motioned to approve, and John seconded. All were in favor.

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

### **OLD BUSINESS:**

**Paradise Land Care Update:** Replanting of the bare border bed along Calle de la Primavera, near Pequito is scheduled for 9/9. Lot 23 slope was cleaned up on 8/19

**Slope Maintenance Issues:** Paradise has been maintaining all areas on a regular basis. Lot 1 hedge is projecting about 4' over the perimeter wall and continues to grow outward. The board will monitor the situation.

**CC&R Infractions:** Nothing new to report.

### **NEW BUSINESS:**

**Architectural Improvement Applications:** Lot 61 submitted an application to repaint and replace wood panels with stucco. It was approved. Lot 16 submitted an application to replace a cracked concrete driveway with pavers. It was approved.

**Review Homeowner Correspondence:** Lot 19 inquired about tree roots from their neighbor affecting their hardscape. The board informed the homeowner that is a private civil matter. Lot 16 inquired about replacing their driveway and how to obtain approval.

### **OPEN DISCUSSION:**

None

**Meeting Adjourned:** 7:15

### **Next HOA Meeting:**

Monday, October 13, 6:30pm, at the home of John Faulkner, 25225 Perch Dr.