

CASA BONITA CONDOMINIUMS OWNERS ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
APRIL 20, 2019
Immediately following the Annual Meeting at the Pool

1. The meeting was called to order at 11:25 am by the President.
2. There were present the following directors of the Association, constituting a quorum:
 - Jenifer Dorn President
 - Cindi Rees Treasurer
 - Dean Miller Secretary

Also present - Lorna De La Ossa, Property Manager from Bidegain Realty.

3. Board member positions – Jenifer moved to have all directors keep their same positions, Dean seconded and it was unanimously approved.
4. The meeting minutes from March 13, 2019 were read and Jenifer moved to approve the minutes, Cindi seconded and they were unanimously approved.
5. Financial Reports – Jenifer moved to approve the financials and send for final audit, Cindi seconded and it was unanimously approved.
6. Old Business -
 - a. Roof assessment – the roof repairs will begin around May 20 and they will do a building at a time.
 - b. Rock for bare areas – an estimate was proposed in the amount of \$2,799.30 to cover the rest of the bare areas around the community. Dean moved to approved proposal and Jenifer seconded, it was unanimously approved.
 - c. Cypress trees – board requested a bid to have some trees removed by unit 30 and 36. Two other trees by unit 35 have been asked to be removed. Property manager will get proposal from Complete.
 - d. Interior Repairs – there has been a lot of interior repairs due to water leaks in the walls in several units.

7. New Business
 - a. Fostering Dogs- Katherine Jones as requested permission from the board to foster dogs on a temporary basis with the possibility that these dogs may have behavioral issues. Jenifer moved to deny the homeowner request and Dean seconded, the denial was unanimously approved.
 - b. Reserve Study was discussed and the board doesn't need to get an update on the study.

8. Open Discussion

- a. Wall reserve was discussed and at the end of year will be added to the budget to continue to put money away for future issues.

Upon motion made, seconded, and adopted unanimously the meeting was adjourned at 11:42 am.