

**CASA BONITA CONDOMINIUM OWNERS ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
APRIL 23, 2023, IMMEDIATELY FOLLOWING THE ANNUAL AT
THE RAMADA**

1. The meeting was called to order at 11:03 AM by the President.
2. The following directors of the Association, constituting a quorum:
 - Jenifer Dorn President
 - Dean Miller Secretary
 - Arthur Yavelberg Member at large
3. Also present were Lorna De La Ossa, Association Manager from Bidegain Realty and 1 resident not members of the Board.
4. Minutes from the regular meeting on February 8, 2023, were previously reviewed and passed unanimously.
5. Officer positions – it was voted on unanimously that all board members remain in their current positions.
6. Financials report – approved unanimously. Lorna informed the board that a check that was deposited at the end of March was not deposited by the bank, so there was an undeposited funds in the amount of \$205 at the end of March.
7. Old Business -
 - a. Flooding at unit 16 – French drain was installed, now we wait for the rain.
 - b. Tree trimming at unit 27 was completed.
 - c. Homeless – if you see something contact 911.
8. New Business –
 - a. Spa light replacement – E-Konomy Pool's proposal in the amount of \$663.00 was unanimously approved. A-Plus Pool proposal was \$608.22, but the light was a different watt and they wanted to just use the current pool company.
 - b. Erosion by the parking lot- Jenifer recommends that Lorna call the city about this issue to make sure that we don't cause issue with the flow of water.
 - c. Patio fences for unit 4 & 8 – proposal was approved for the repairs.
 - d. Roof cleaning and inspection – they will be done this month.
9. Open Discussion – nothing
9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 11:12 AM.

Next meeting will be June 14 at 6:30 PM