

**CASA BONITA CONDOMINIUM OWNERS ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
DECMEBER 13, 2023, AT 6:30 PM AT THE RAMADA**

1. The meeting was called to order at 6:33 PM by the Vice-President.
2. The following directors of the Association, constituting a quorum:

Jenifer Dorn – via phone, Kelly Fickle and Arthur Yavelburg

3. Also present were Lorna De La Ossa, Association Manager from Bidegain Realty and 4 residents not members of the Board.
4. Minutes from the regular meeting on October 11, 2023, were previously reviewed and passed unanimously.
5. Financials report – approved unanimously.
6. Old Business -
 - a. Roof leaks – Unit 19 – roof has been repaired and all interior work done.
 - b. Landscaping – moved to new business, tabled until the next meeting.
7. New Business –
 - a. Irrigation and dying plants – a new clock has been installed.
 - b. Shut off valves are getting old and will need to be replaced at some point.
 - c. Unit 21 – roof leak and interior damage – roof has been repaired and the proposal for interior repairs in the amount of \$950 has been approved unanimously.
 - d. Balcony and Patio assessment – has been tabled until the next meeting.
 - e. Future roof coating and repairs – tabled until next meeting. Lorna will start to get bids.
8. Open Discussion –
 - a. It was asked if the board could do anything about visitor parking. A suggestion was brought up about charging for extra homeowner vehicles. It was recommended that it be brought up at the annual meeting when other homeowners can have more input.
 - b. Unit 1 – asked if trimming could be done over her roof. It was explained to her that we have the roofs inspected and cleaned on a quarterly basis to make sure nothing is blocking the scuppers.
 - c. It was asked what can be done with unit 5 and all the stuff that is on their balconies and patio area. Kelly stated the board is aware and trying to do what needs to be done.
9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 6:57 PM. Next meeting will be February 7, 2024 at 6:30 pm at the pool ramada