

CASA BONITA CONDOMINIUMS OWNER’S ASSOCIATION
MINUTES OF ANNUAL MEETING OF THE
BOARD OF DIRECTORS
APRIL 13, 2024 10:00 AM at the Pool

1. The meeting was called to order at 10:00 am by the President.
2. There were present the following directors of the Association, constituting a quorum of the board:

Jenifer Dorn – President
Kelly Fickle – Vice President
Cindi Rees - Treasurer
Dean Miller – Secretary
Arthur Yavelberg – Member at Large

Also present - Lorna De La Ossa, Association Manager from Bidegain Realty and 3 homeowners and 1 resident, not members of the board

3. Verification of Quorum – 18 ballots were mailed.
4. President’s Report – nothing to report
5. Treasurer’s Report – Budget was presented to members in the annual meeting package discussed at the meeting. The question was asked about a special assessment for the roofs, Jennifer reported that the board will not do a special assessment for the roof coating and will use operating and reserve funds. Nothing to report on the financials.
6. Approval of meeting minutes – Meeting minutes from April 22, 2023, were approved by ballot, 15 yes to 3 no or no response.
- 7.
7. Nominations and meeting minutes
 - a. Ballots were opened and counted, 18 ballots total. Candidates Cindi Rees with 17 nominations, Arthur Yavelberg with 18 nominations, Helen Mallankoote with 1(one) write in nomination- Cindi and Arthur have been re-elected to the board.
8. Future Plans – Funds will continue to be transferred to the parking account and board will coat the roofs this year.
7. Open Discussion – It was brought up that the light pole is loose and the globe is broken at unit 17.

Upon motion made, seconded, and adopted unanimously the meeting was adjourned at 10:13 am.