

Casa Bonita Condominiums Association
Board of Directors Meeting Minutes
August 13, 2025, at 6:30 PM at the Pool Ramada

Present:

Jenifer Dorn, President ~Kelly Fickle, Vice President
Cindy Rees, Treasure ~Lisa A. Scalise, Secretary
Author Yavelberg- Member at large
Lorna De La Ossa, Association Manager
HOA residents from Units: 23, 30, & 33

Call to order at 6:30 pm

Approval of the meeting minutes from June 11, 2025, Board of Directors Meeting -Motion to approve and seconded, approved unanimously.

Financial Report - Reports for were approved unanimously for audit.

Old Business

- a. Insurance - policy will increase as of September 2025 by \$818 annually.
- b. Sidewalk repairs – The board has approved unanimously the bid for Dunkin Concrete in the amount of \$2300.
- c. Unit 1- gravel installation was completed, and Lorna will walk the property with the landscaper when the weather gets cooler.
- d. Unit 28 fences repair request – the bid for Anthony Turn tech in the amount of \$800 was unanimously approved.
- e. It was unanimously approved to have Halk, Oetinger, And Brown, PLLC do a review and legal opinion of the governing documents in the amount of \$1600.

New Business

- a. Unit 13 – Anthony Turn Tech's proposal for the fence was approved unanimously in the amount of \$600.
- b. Unit 30 – homeowner has asked permission to replace her own patio and balcony fences, and it was unanimously approved by the board that the owner could proceed with the work at her expense, per her request.
- c. Termite renewal – inspection either has been done or will be done for the renewal of September 5, 2025.
- d. Trees overhanging the south wall – the homeowner on the corner of the neighboring community has agreed to the tree removal. The board would like a letter signed by the owner and it was unanimously approved to remove the trees in the amount of \$1000 provided by Desert Grounds Landscape.

Open Discussion

- a. It was mentioned by a homeowner that there were packrats in the area near the east dumpster.

VII. Adjournment at 6:46 pm – next board meeting will be October 8, 2025 at 6:30 pm at the pool ramada