

Casa Bonita Condominiums Association
Board of Directors Meeting Minutes
October 8, 2025, at 6:30 PM at the Pool Ramada

Present:

Jenifer Dorn, President ~Kelly Fickle, Vice President

Cindy Rees, Treasure ~

Author Yavelberg- Member at large

Lorna De La Ossa, Association Manager & 5 homeowners not members of the board

Call to order at 6:30 pm

Approval of the meeting minutes from August 13, 2025, Board of Directors Meeting -Motion to approve and seconded, approved unanimously.

Financial Report - Reports for were approved unanimously for audit.

Old Business

- a. Sidewalk repairs –Dunken Concrete did the repairs in the amount of \$2300, and it looks good.
- b. The board received the review from the attorney, and it will be tabled for discussion at the next meeting.
- c. Unit 30 – homeowner found termites and dry rot – the board will get quotes to repair the fascia for roofing companies.
- d. Termite renewal contract has been renewed.
- e. Trees overhanging south wall – proposal approved on September 29, and Lorna will follow up for the scheduling of the work.

New Business

- a. Depth Markers for the pool – wait on the tiles until the county states otherwise and Lorna will find out if Anthony can stencil the numbers.
- b. Homeowner of unit 13 is asking for reimbursement for river rock to divert water from the patio – it was denied unanimously by the board.
- c. It was approved unanimously to repair and paint the patio fence for unit 2 in the amount of \$600.
- d. Gravel installation will be postponed until next year.
- e. The board has approved unanimously implementing a new charge in the amount of \$25 for all new tenants and the current tenants if they renew their lease and start as of January 1, 2026.
- f. The ARC request for unit 5 has been denied due to the overly broad requests.

Open Discussion

- a. It was mentioned that the vine on the south wall is growing again. Lorna will reach out to the association manager for that community to have them removed.
- b. Pothole repairs – the board has requested that Lorna get proposals.

VII. Adjournment at 6:49 pm – next board meeting will be December 10, 2025 at 6:30 pm at the pool ramada