

Casa Bonita Condominiums Association
Board of Directors Meeting
December 10, 2025 at 6:30 PM @ the Pool Ramada
Meeting notes for December 10, 2025

Present: Lorna De La Ossa, Association Manager

Jenifer Dorn, HOA President

Kelly Fickle, HOA Vice President

Lisa A. Scalise, HOA Secretary

Author Yavelberg- Member at large

HOA residents from Units: 33,1,30, 5

I. Call to Order

Call to order and second to start meeting. 6:30 pm

II. Approved meeting minutes from October 8, 2025, Board of Directors Meeting

Motion to approve and seconded Author Yavelberg, no nays

III. Reports

Financial Report

Motion to approve and seconded Kelly Fickle, No nays

IV. Old Business

- a. **Attorney Review and Legal opinion of CCR's and other governing documents.** No issues noted will be filled. No objections.
- b. **Unit 30-post/beam /fascia/replacement proposals.** Kelly Fickle propose that the board will go with Brandon Reddis Proposal. Cost of \$3,800.00. Lisa Scalise, second. No nays, no objections.
- c. **Future request for a tenant fee with new leases or lease renewal on current tenants.** Approved no nays, no objections

V. New Business

- a. **Rules and Regulations- error needs to be fixed regarding speed limit.** The speed limit has been 5 mph from 10 mph for over 10 years. Is posted as such. Correction will be made in print of rules And regulations. Approved, no nays, no objections.

b. Potholes

Vote to accept proposal for pot hole repair in behind unit owners parking space. Cost \$300.00.
Approved by board, no nays, no objections

VI. Open Discussion

Resident from unit 1 asked if something can be done for lighting in the area of the parking lot by her unit. She reports cars not of the hoa parked there, or pulled up and vehicles engines running and after they leave she is finding cigarette butts, mentioned syringes, condom wrappers. President Jenifer Dorn, asked and advised that police reports need to be made. Unit 1 resident advised she did not make any police reports and was not comfortable doing so. Mentioned they (TPD) will not respond and has advised her so. It was reiterated that she can make calls and report and make online reports. It was noted she needed to make Lorna aware of incidents as well. Secretary Scalise acknowledge concern and asked if lightening options can be looked into. It was brought up due to the location and city light regulations it may not be feasible and it would be a cost to HOA for electrician etc. Secretary Scalise acknowledged these possible issues, and requested if it could at least be looked into for the owners concern. This would be the North West Corner Parking lot

VII. Adjournment to Executive

Adjournment to executive meeting 6:41