

**Casa Bonita Condominiums Association
Board Of Directors Meeting
June 10, 2026**

Present: Lorna De La Ossa, Association Manager

Kelly Fickle - President

Arthur Yavelberg - Treasurer

Megan Hellwig- Member at large

HOA residents from Units: 1, 5, 23, 25, 32, 33,

II. Approved meeting minutes from April 25, 2026. Board of Directors Meeting

Motion to approve and seconded – approved unanimously.

III. Reports

President Report – Resignation from Jenifer Dorn from the board was given and Kelly motioned to vote in Marilyn Thomas to take her place, it was seconded and unanimously approved.

Financial Report

Motion to move to audit and seconded – approved unanimously.

IV. Old Business

- a. South Wall update – Casa Bonita will be getting a reimbursement check every year for \$53 to cover the insurance for the south wall. The HOA received a check from Sierra de Oro for \$265 to cover the past 5 years of insurance. Each board will have to meet annually to discuss maintenance of the wall.
- b. Patio Fence for unit 1 has been completed.
Unit 34 fence repairs have been denied, along with the door gap cover that the homeowner requested.
- c. Pool numbers and verbiage have been completed at the request of the health department.
- d. Pool chemical readings are being done, and Lorna will find a less expensive container of testing strips.
- e. Homeowner brought samples of sun protection, and she will send links that the board can view to make a more detailed assessment of what they would like to see used if a homeowner requests sun protection.

V. New Business

- a. Palm tree proposal - \$750 from Top Notch Tree Service
Motion to approve and seconded – approved unanimously.
- b. Light globe replacements – 5 are needed now, the board voted to order 7 globes at roughly \$29.00 per globe
Motion to approve and seconded – approved unanimously.
- c. ARC request for unit 5 – items approved were plant stands (already in front of patio fence), 3 wind chimes/bird feeders or sun catchers allowed, small bird bath.
- d. Parking lot paving – homeowner expressed that it was a failure on the board to just have the parking lot micro sealed, instead of completely re-done. Board will continue to save money for the parking lot job.

VI. Open Discussion

The board received a letter from the city that the refuse costs were going to go up 10 percent as of July 1, 2026.

VII. Adjournment 7:08

Next meeting will be August 12, 2026, at 6:30 pm at the pool ramada