

**CASA BONITA CONDOMINIUM OWNERS ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
AUGUST 10, 2022, MEETING AT 6:30 PM AT THE POOL RAMADA**

1. The meeting was called to order at 6:30 PM by the President
2. The following directors of the Association, constituting a quorum:
 - Jenifer Dorn President
 - Kelly Fickle Vice-President
 - Cindi Rees Treasurer
 - Dean Miller Secretary
 - Arthur Yavelberg Member at Large
3. Also present were Lorna De La Ossa, Property Manager from Bidegain Realty and 4 homeowner not members of the Board.
4. Minutes from the regular meeting on June 8, 2022, were previously reviewed and passed unanimously.
5. Financials report – question was asked about a double electric payment in June, Lorna explained that the bills are going to another state now and she wanted to make sure it was mailed in a timely manner. After discussion the financial report was approved unanimously.
6. Old Business -
 - a. New landscape company – Jenifer asked about getting the irrigation lines buried and a homeowner was telling the board that the irrigation systems is still not working properly. Lorna will contact Catalina about both issues.
7. New Business –
 - a. Tree replacement at unit 32 – Proposal in the amount of \$400 to replace a 15 gallon Mt. Laurel plant was approved by the board with Jenifer Dorn abstaining from the vote, due to the fact that it is her unit.
 - b. The board will hold off on spraying for the spider mites to see if the cypress come back with the rain and proper watering.
 - c. Flooding in units 6 & 16 – water is coming from downspouts and going back into the house. Lorna will have someone check to see if we can get the water diverted in another direction. Ilene from unit 1 was asking about getting the interior damage from the roof leak repaired, Lorna will get maintenance guy out to fix.
 - d. Homeowner/resident asked about getting the parking lot re-stripped, but it was decided that it needs to wait until the parking lot gets paved.
 - e. Homeowner/resident asked about getting additional handicapped parking spots – it was discussed that the association is grandfathered in from the inception of the community and adding more could potentially cause the HOA to pay a lot of money to change what is already grandfathered.
8. Open Discussion –
 - a. Homeowner reported that the pool light was out, getting the spa plastered and

turning the temperature down in the spa. Lorna will get E-konomy to fix the light and check the temperature and will get some quotes for the re-plastering of the spa.

- b. Board would also like to get a proposal to get the trees trimmed that are overhanging the roofs. The roofs and downspouts will be inspected soon.

9. Upon motion made, seconded, and adopted unanimously the meeting was adjourned at 6:50 PM

Next meeting will be October 12 at 6:30 pm