

CASA BONITA CONDOMINIUM OWNERS ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
DECEMBER 14, 2022, MEETING AT 6:30 PM AT THE 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
3. Also present were Lorna De La Ossa, Association Manager from Bidegain Realty and 2 residents not members of the Board.
4. Minutes from the regular meeting on October 12, 2022, were previously reviewed and passed unanimously.
5. Financials report – approved unanimously.
6. Old Business -
 - a. Spa plastering – it was approved unanimously that Meadows Plastering will receive the contract to plaster in the amount of \$4,552.00.
 - b. Flooding at unit 16 – proposal is extreme, and the board would like to look at other options. Lorna will check how the water is being diverted from unit 15 and see if it can be changed.
 - c. Plant removal – it was approved unanimously that Santa Rita Landscape will do the dead plant removal in the amount of \$1529.5
7. New Business –
 - a. Insurance – Guaranteed replacement coverage – the HOA already has shell coverage that will cover the structure for damage. The HOA does not need to cover the interior of each unit.
 - b. Roof issues – Unit 22 needs to get a proposal for the overhang due to a leak. Unit 13 also has a leak and board will discuss in an executive session.
8. Open Discussion – None at this time.
9. 2023 meetings – February 8, Annual meeting April 22, June 14, August 9 Oct 11, and Dec 13.
10. Upon motion made, seconded, and adopted unanimously the meeting was adjourned at 6:49 PM

Next meeting will be February 8, 2023 :