

**CASA BONITA CONDOMINIUM OWNERS ASSOCIATION  
MINUTES OF MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 8, 2023, MEETING AT 6:30 PM AT THE RAMADA**

1. The meeting was called to order at 6:31 PM by the President
2. The following directors of the Association, constituting a quorum:
 

• Jenifer Dorn	President
• Kelly Fickle	Vice-President
• Cindi Rees	Treasurer
• Arthur Yavelberg	Member at large
3. Also present were Lorna De La Ossa, Association Manager from Bidegain Realty and 4 residents not members of the Board.
4. Minutes from the regular meeting on December 14, 2022, were previously reviewed and passed unanimously.
5. Financials report – approved unanimously.
6. Old Business -
  - a. Spa plastering – was completed and can be used around the first part of March.
  - b. Flooding at unit 16 – Lorna & the maintenance man are looking in to other ways to stop the water from going in the house.
  - c. Plant removal – has been done by Santa Rita Landscape.
  - d. Unit 22 – roof has been done and no other leaks reported.
7. New Business –
  - a. Landscape proposals – table for now. Current company doing a good job.
  - b. Tree trimming at unit 27 – board approved unanimously the proposal from Trees R Us in the amount of \$300.00.
  - c. Homeless are using the hose bibs to clean themselves. Board has asked Lorna to look into locking systems for the hose bids for the outer units.
8. Open Discussion –
  - a. Colette in unit 31 is having electrical issues, Lorna will have Rich check it out
  - b. Jenifer will walk the community and report burnt out lights.
  - c. Outlet on the patio of unit 23 isn't working, Lorna will put in a work order.
9. Upon motion made, seconded, and adopted unanimously the meeting was adjourned at 6:52 PM

Next meeting will be April 22 at 11:00 am