

**CASA BONITA CONDOMINIUM OWNERS ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
AUGUST 9, 2023, 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:

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| • 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, Association Manager from Bidegain Realty and 3 resident not members of the Board.

4. Minutes from the regular meeting on June 14, 2023, were previously reviewed and passed unanimously.

5. Financials report – approved unanimously.

6. Old Business -
 - a. Erosion by the parking lot- Just waiting on Catalina to do the work.
 - b. Funds transfer – Lorna is still waiting for Mike Shupe to call back about the transfer from reserve account to another.
 - c. Oleander trimming by mailboxes – The proposal from Trees R Us in the amount of \$550.00 was approved unanimously.
 - d. Rhus Lancea Tree - The proposal from Trees R Us in the amount of \$870.00 plus \$420.00 to grind the stump was approved unanimously.
 - e. Italian Cypress trees - The proposal from Trees R Us in the amount of \$3080.00, plus \$880.00 stump grinding was approved unanimously to remove the trees due to the trees having a disease.

7. New Business –
 - a. Roof leaks – Unit 31 had another leak, Unit 21 had a leak due to hail damage to the skylight and unit 19 had a serious leak that caused interior damage. Alan Bradley Roofing will be checking out the leaks and will submit a proposal to replace the skylight at unit 21 and completely replace the roof of unit 19. We will be getting 3 bids for unit 19.
 - b. Unit 15 – it was approved by the board with Dean Miller abstaining the vote, that the patio fence will be replaced in the amount of \$1200.
 - c. Spa Heater – E-konomy detected an error code keeping the spa from heating up. They will take a look and let Lorna know what is going on with the spa heater.
 - d. Budget Pest Control termite renewal – it was unanimously approved to keep the warranty.
 - e. New rules and regulations – it was unanimously approved to make changes to the rules and regulations to make them more up to date.

8. Open Discussion –

- a. It was brought up again that some homeowners feel that the irrigation isn't working properly. Lorna will call Catalina Landscape again to see if they can check it out.
- b. The homeowner of unit 29 will continue to rent the property.

9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 7:09 PM.