

**CASA BONITA CONDOMINIUM OWNERS ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
OCTOBER 11, 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:

Jenifer Dorn, Kelly Fickle, Cindi Rees, Dean Miller, and Arthur Yavelburg

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 August 9, 2023, were previously reviewed and passed unanimously.
5. Financials report – approved unanimously.
6. Old Business -
 - a. Roof leaks – Unit 19 – had a roof leak and condensation leak at the same time. The condensation line has been repaired and the interior was repaired by the owner. We are waiting on Roof Coating to fix the roof. Roof Coating put a temporary patch on the roof to prevent further interior damage.
 - b. Unit 15 – patio fence has been repaired. Adam will look at the rest of the fences and do some small repairs to any of them in need.
 - c. The spa heater has been repaired.
 - d. New rules and regs – have been sent out to the homeowners.
7. New Business –
 - a. Roof cleaning/inspections have been done.
 - b. Unit 31 had another leak, Unit 21 had a leak due to hail damage to the skylight and Unit 33 also had a leak in the skylight. Alan Bradley Roofing was told about the leaks, and we are waiting for Alan Bradley to submit proposals or do repairs. Management will call another company to look at the skylights, if Alan Bradley doesn't call back.
 - c. It was unanimously approved that the dues will increase from \$205 to \$209 per month as of January 1, 2024.
 - d. Mike Shupe finally answered the question that we could move reserve funds to other reserve accounts.
 - e. 2024 proposed budget unanimously approved with the addition of \$26,000 for the roof coating work that will need to be done next year.
8. Open Discussion –
 - a. Jenifer asked to get new bids for landscapers. Current company is not doing their job and have not done work that has been asked of them from over a month ago.
 - b. Unit 14 had wasps and the maintenance person was called out to check out the exterior vents.

9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 6:56 PM. Next meeting will be December 13 at 6:30 pm at the pool ramada