

**CASA BONITA CONDOMINIUM OWNERS ASSOCIATION  
MINUTES OF MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 7, 2024, AT 6:30 PM AT UNIT 14 – DUE TO WEATHER**

1. The meeting was called to order at 6:30 PM by the Vice-President.
2. The following directors of the Association, constituting a quorum:

Kelly Fickle, Cindi Rees, Dean Miller and Arthur Yavelburg

3. Also present were Lorna De La Ossa, Association Manager from Bidegain Realty – no homeowners present
4. Minutes from the regular meeting on December 13, 2023, were previously reviewed and passed unanimously.
5. Financials report – approved unanimously.
6. Old Business –
  - a. Landscape proposals have been tabled until the next meeting.
  - b. Balcony & Patio fence assessments were tabled until the next meeting. The board unanimously approved the proposal to repair unit 28 in the amount of \$750.
  - c. Unit 21 – leak repair and interior damage repaired – no further leaks have been reported.
  - d. Shut off valves – Rich will do inspection and let me know if any shut off valves need to be replaced.
7. New Business –
  - a. Future roof coating and repairs – unit 14 leak. Lorna will get one more proposal and the board will vote via email on a proposal to get the roof done.  
Lorna will also start working on getting bids for the rest of the roofs, so we can be prepared for roof coating and repairs on the rest of the roofs.
8. Open Discussion –

Unit 28 – Dean said that there is an outside patio outlet with no power. Cindi said to check a GFCI or switch inside the house to see if that works, if not, Dean will contact Lorna.
9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 6:50 PM.

Next meeting will be the annual meeting on April 13, 2024 at 10:00 am at the pool ramada