

**CASA BONITA CONDOMINIUM OWNERS' ASSOCIATION  
MINUTES OF MEETING OF THE BOARD OF DIRECTORS  
APRIL 13, 2024, IMMEDIATELY FOLLOWIN THE  
ANNUAL MEETING**

1. The meeting was called to order at 10:14 am 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 was Lorna De La Ossa, Association Manager from Bidegain Realty with 3 homeowners and 1 resident, not board members.
4. Minutes from the regular meeting on February 7, 2024, were previously reviewed and passed unanimously.
5. Financials report – approved unanimously.
6. Old Business –
  - A. Landscape proposals – Jenifer recommended staying with Catalina as this time.
  - B. Rich will look at shut off valves after his medical recovery.
  - C. Unit 14 roof leak – the proposal in the amount of \$1440.00 for Roof Coating Specialists was approved via email, due to the roof leaking.
7. New Business –
  - A. It was approved unanimously to have the pool light replaced with the Economy proposal in the amount of \$1515.00.
  - B. Rock proposal – Jenifer requested to get more proposals.
  - C. Plant proposal – not at this time. Unit 1 has some dead bushes. Lorna will have Catalina start to work on dead & dying plants.
  - D. Potholes – Lorna will get proposals.
  - E. Unit 34 request to keep artificial trellis in patio was unanimously denied by the board.
  - F. Unti 11 request to keep netting on patio and request to put up a decorative item by the front door has been unanimously denied by the board.
  - G. Light post painting – not at this time
  - H. Roof coating – it was unanimously approved to hire Roof Coating Specialists to coat the roofs in the amount of \$18,040.00.
8. Open Discussion –

It was asked how much the parking lot will cost. The board responded that it would be over \$60,000 or more to do the parking lot.
9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 10:26 am.

Next meeting will be on June 12, 2024, at 6:30 PM at the pool ramada