

**CASA BONITA CONDOMINIUM OWNERS' ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
JUNE 12, 2024, AT 6:30 PM AT THE POOL 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 was Lorna De La Ossa, Association Manager from Bidegain Realty with 5 homeowners and 1 resident, not board members.
4. Minutes from the regular meeting on April 13, 2024, were previously reviewed and passed unanimously.
5. Financials report – Reports for April and May approved unanimously.
6. Old Business –
 - A. Rich will look at shut off valves as soon as he gets all caught up on pending work orders.
 - B. Drywood termites in unit 33 have been sprayed by Budget Pest with a 1 year warranty.
 - C. Pool light replacement was done
 - D. Roofs have been approved and Roof Coating is 8 to 10 weeks out from June 4 to get the job done.
7. New Business –
 - A. Rock proposal – It was approved unanimously that Catalina would be hired to install rock, but Lorna will get a new proposal to add additional areas.
 - B. Potholes – The board approved unanimously to hire Dan's Repair in the amount of \$1,381.40 for the pothole filling.
 - C. Unit 26 – interior roof leak damage - \$365.00 was approved.
 - D. Unti 11 request to install a wood lattice extension above the fence line has been unanimously denied by the board. The board has asked Lorna to get a proposal for the fence repairs
8. Open Discussion –
 - A. The board approved that the utility bills could be paid online.
 - B. Electrical repairs to spa light have been approved in the amount of \$305.71.
 - C. It was requested by a homeowner to clean off the black on the steps at unit 11 and 12. Lorna will have Rich take a look at the steps.
 - D. The outlet on the patio of unit 23 is not working. Cindi will check out the GFCI switch and let Lorna know if it's bad.
9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 6:46 pm

Next meeting will be on August 14, 2024, at 6:30 PM at the pool ramada