

**CASA BONITA CONDOMINIUM OWNERS' ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
AUGUST 14, 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, Cindi Rees and Arthur Yavelburg
3. Also present was Lorna De La Ossa, Association Manager from Bidegain Realty with 2 homeowners and 1 resident, not board members.
4. Minutes from the regular meeting on June 12, 2024, were previously reviewed and passed unanimously.
5. Financials report – Reports for June & July approved unanimously.
6. Old Business –
 - A. AAA Royal Flush looked at the shut off valves and we will get a report on Monday, August 19.
 - B. The roofs have been done with a 5 year warranty.
 - C. Rock install – waiting to be put on the schedule. Work may be done when it gets cooler.
 - D. Potholes have been filled and holding.
 - E. Interior damage from roof leak to unit 26 was completed.
 - F. Fence repair for unit 11 – Adam will get proposal to me as soon as he can.
 - G. Cleaning the black areas by units 11 & 12 has been done, but it was determined not to be mold.
 - H. Unti 23 patio outlet has been repaired.
7. New Business –
 - A. Approval of unit 34 roof leak interior damage was approved via email in the amount of \$615.00
 - B. Approval of unit 25 skylight replacement was approved via email in the amount of \$315.00
 - C. Future approved work will be verified when the job will get done.
 - D. Spa issues continue – jets are constantly on and it is due to electrical storms and it goes back to default settings and it needs to be on remote. We will monitor the spa jet issue. The chlorinator was replaced, because it wasn't dissolving tablets.
8. Open Discussion –
 - A. Insurance policy has gone up from \$6835.20 per year to \$7514.00 per year.
 - B. Sign on the pump room door needs to be re-hung and Jenifer will go through and check for lightbulbs. Lorna will have Rich repair once we have a list of the bulbs.
 - C. Spa vent is cracked and will need to be replaced by a HVAC company. Lorna will get a proposal.
 - D. The board approved setting TEP to be on autopay.
 - E. Homeowner complained about people walking their dogs and pooping and peeping. Homeowner will talk to the person when it happens again.
9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 6:46 PM
Next meeting will be on October 9, 2024, at 6:30 PM at the pool ramada