

**CASA BONITA CONDOMINIUM OWNERS' ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
OCTOBER 9, 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 and Arthur Yavelburg
3. Also present was Lorna De La Ossa, Association Manager from Bidegain Realty
4. Minutes from the regular meeting on August 14, 2024, were previously reviewed and passed unanimously.
5. Financials report – Reports for August & September approved unanimously.
6. Old Business –
 - A. AAA Royal Flush looked at the shut off valves and the proposed cost is \$3,300. The board would like to get more proposals before proceeding with the work.
 - B. Fence repair for unit 11 – Adam proposed \$535, but if he must purchase paint the cost will be \$690. The board would like to get another proposal and assessments for the fences and a proposal to paint unit 25 and a proposal for the fence at unit 11.
 - C. Spa issues – an emergency vote via email to repair the leaking spa pump.
 - D. Pump room vents – proposal for Copper Valley was approved unanimously in the amount of \$1600 to replace both vents.
7. New Business –
 - A. Scuppers – Roofixers provided a proposal to fix some of the scuppers, but during the inspection noticed some issues with the roofs that were just coated. The board would like to have Roof Coating go back out to inspect the roofs before anything is done with the scuppers.
 - B. Landscape issues –
 1. The landscapers are only cutting and blowing, they never rake per the contract.
 2. They do not respond when being asked a question or about an issue that needs to be resolved.
 3. The board is asking about the map and if they follow the map that was provided with the contract.
 4. The board would like them to stop hedging the bougainvillea.
 - C. Corporate Transparency Act –
 1. The corporate transparency act (CTA) is a federal law that requires certain businesses to report information about their beneficial owners to the financial crimes enforcement network (FinCEN) of the U.S. department of treasury.
 - D. 2025 budget – budget was approved along with the increase in management fee by \$25 per month and the dues will remain the same in the amount of \$209 per month.
8. Open Discussion – None at this time
9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 7:03 PM

Next meeting will be on December 11, 2024, at 6:30 PM at the pool ramada