

Casa Bonita Condominiums Association
Board of Directors Meeting
December 11, 2024, at 6:30 PM @ the pool Ramada

- I.** Call to Order
- II.** Approve meeting minutes from October 9, 2024, Board of Directors Meeting.
- III.** Reports
 - Financial Report
- IV.** Old Business
 - a. Shut off valves –
 - 1. AAA Royal Flush - \$3,300
 - 2. Drainmasters - \$3,249.21
 - 3. Silverado - \$6,518.99
 - b. Fence repair & painting
 - 1. Request by homeowner of unit 11 and unit 25 – proposal \$800
 - 2. Patio fence assessments
 - c. Pump room vents – job has been completed
 - d. Scuppers – still waiting for assessment
 - e. Landscape issues – rock and trimming
 - f. Corporate Transparency Act
- V.** New Business
 - a. Parapets -
 - 1. Roof Coating for units 6, 7, 9, 10, 18, 21, 23, 25, 26, 30, 32, 34 & 36
Repair cracking \$1,400.00
Poly membrane \$6,800.00
 - 2. Universal Roofing - \$39,245.00
 - 3. Old Pueblo Roofing - \$57,986.47
 - b. Landscape Contract – Increase from \$881.00 to \$908.00
 - c. ARC request for unit 4 – privacy request
- VI.** Open Discussion
- VII.** Adjournment to Executive