

**CASA BONITA CONDOMINIUM OWNERS' ASSOCIATION  
MINUTES OF MEETING OF THE BOARD OF DIRECTORS  
DECEMBER 11, 2024, AT 6:30 PM AT THE POOL RAMADA**

1. The meeting was called to order at 6:33 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 October 9, 2024, were previously reviewed and passed unanimously.
  5. Financials report – Reports for October & November were approved unanimously.
  6. Old Business –
    - A. Shut off valve repairs with Drainmasters were approved unanimously in the amount of \$3,249.21.
    - B. Patio fence repairs for unit 11 & 25 – Anthony Turn Tech will charge \$800 for both, Unit 11 was unanimously approved and unit 25 was approved, with Cindi (unit 25), abstaining from voting. The rest of the patio fences will be discussed and scheduled at a later date.
    - C. Pump room vents – proposal for Copper Valley was approved unanimously in the amount of \$1600 to replace both vents. – Job was completed.
    - D. Scuppers – Lorna will get another contractor to take a look at the scuppers.
    - E. Landscape issues – Rock installation – Lorna will ask when the job will be completed, and the trimming will be a wait and see if they do their job correctly.
    - F. Corporate Transparency Act – Casa Bonita is in the system, but a judge has postponed the deadline due to a lawsuit.
  7. New Business –
    - A. Parapets – The proposal for Roof Coating Specialists was approved in the amount of \$6800.00 to use the poly membrane on the parapets for units 6, 7, 9, 10, 18, 21, 23, 25, 26, 30, 32, 34 & 36
    - B. The landscape contract is increasing from \$881.00 to \$908.00 monthly.
    - C. ARC request to install a privacy fence on top of the patio fence for unit 4 was denied.
  8. Open Discussion –
    - A. Spa has a leak at the chlorinator and the board would like to see what it would cost to get all new equipment.
    - B. The board would like to have someone get a camera down the drain of the pump room to see if there is a collapsed pipe.
    - C. Budget Pest proposal for drywood termites in unit 36 was approved unanimously in the amount of \$648.00.
    - D. Homeowner at unit 17 said that his light by the front door will not go off. Cindi will check it out and let Lorna know if we need to get maintenance on the light.
  9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 6:53 PM
- Next meeting will be on February 12, 2025, at 6:30 PM at the pool ramada