

**CASA BONITA CONDOMINIUM OWNERS' ASSOCIATION
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
APRIL 19, 2025, IMMEDIATELY FOLLOWING THE ANNUAL AT
THE POOL RAMADA**

1. The meeting was called to order at 11:00 by the President.
2. The following directors of the Association, constituting a quorum:
Jenifer Dorn, Kelly Fickle, Cindi Rees and Arthur Yavelburg

Also present was Lorna De La Ossa, Association Manager from Bidegain Realty and 9 homeowners and 1 resident, not members of the board.

3. Minutes from the regular meeting on February 12, 2025, were previously reviewed and passed unanimously.
4. Financials report – Reports for were approved unanimously for audit.
5. Old Business –
 - A. Patio fence repairs at unit 11 were all completed, and the owner is happy. Jenifer requested that 21 and 23 patio fences be put in for repairs and paint.
 - B. Scuppers – an inspection was done and unit 9 needed work – it was approved unanimously that unit 9 get their scupper replaced for \$250.00
 - C. Spa chlorinator work was completed.
 - D. Drywood termite treatment was done at unit 36.
 - E. Erosion by unit 31 – table for now
6. New Business –
 - A. Palm tree removal – 2 palm trees causing the sidewalk to lift. It was approved unanimously that the palms be removed by Top Notch for \$1900.00
 - B. Landscape proposals – The board approved Desert Grounds as the new landscaper. We will schedule a walk through with the new landscapers and get a 30-day notice to Catalina Landscaping.
 - C. New board members – It was motioned that everyone keep their same positions with Lisa stepping in as the secretary, it was seconded and approved unanimously.
7. Open Discussion –
 - A. It was mentioned that the irrigation is watering nothing, so we will have the new landscapers check it out and cap any lines.
8. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 11:15 AM

Next meeting will be June 11 at 6:30 PM at the pool ramada