

**CASA BONITA CONDOMINIUMS OWNER'S ASSOCIATION  
MINUTES OF ANNUAL MEETING OF THE  
BOARD OF DIRECTORS  
APRIL 19, 2025 @ 11:00 AM at the Pool**

1. The meeting was called to order at 11:00 am by the President.
2. There were present the following directors of the Association, constituting a quorum of the board:

Jenifer Dorn – President  
Cindi Rees - Treasurer  
Arthur Yavelberg – Member at Large

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

3. Verification of Quorum – 28 ballots were received by mail or in person.
4. Approval of meeting minutes – Meeting minutes from April 13, 2024, were approved by ballot, 22 yes to 6 no or no response.
5. President's Report – nothing to report
6. Treasurer's Report – Budget was presented to members in the annual meeting package discussed at the meeting. The dues were not raised for 2025 and the only items that were increased were the insurance and utilities. Lorna explained that the insurance rates may change because all premiums are going up nationwide and some of them are double.
7. Nominations and meeting minutes
  - a. Ballots were opened and counted, 28 ballots total. Candidates Jenifer Dorn with 15 nominations, Kelly Fickle with 19 nominations, Jean Ann-Miller with 11 nominations, Jeanne Connelly with 11 nominations, Lisa Scalise with 13 nominations and Karen Reiner with 12 nominations- Jenifer and Kelly have been re-elected to the board and Lisa is the new member.
8. Future Plans – Funds will continue to be transferred to the parking account to ease the cost of the special assessment to the homeowners.
7. Open Discussion – nothing at this time.

Upon motion made, seconded, and adopted unanimously the meeting was adjourned at 11:04 am.