

Casa Bonita Condominiums Association
Board of Directors Meeting Minutes
June 11, 2025, at 6:30 PM at the Pool Ramada

Present:

Jenifer Dorn, President ~Kelly Fickle, Vice President
Cindy Rees, Treasure ~Lisa A. Scalise, Secretary
Author Yavelberg- Member at large
Lorna De La Ossa, Association Manager
HOA residents from Units: 33, 1, and 17

Call to order at 6:30 pm

Approval of the meeting minutes from April 19, 2025, Board of Directors Meeting -Motion to approve and seconded, approved unanimously.

Old Business

a. Palm Tree removal - removed without incident and completed well and professionally, next step is to work and set up for sidewalk repair.

b. Landscaping company Desert Grounds is being met with approval. They are taking over where the last company started by going by sections to take care of needs and to see where potential issues are and need to be addressed. The board would like to know how they will be working on the property, because they are currently working on it in quadrants. Lorna will give them a call to find out.

New Business

a. Board members met with Insurance agent and discussed the current policy. We do hold current replacement cost and increases. If Lenders need copies or information we can give without issue.

b. On Unit 28 currently, Lorna only has bids on the painting costs, still working on the cost of total repairs.

c. On Unit 5, motion to deny the bird netting for 1st floor patio, and can keep same netting on 2nd floor, was approved unanimously. Sunshade requested grapefruit tree motion to approve and seconded with the understanding that it to be used during summer months and taken down when no longer needed to protect tree from sun damage, it was approved unanimously.

Open Discussion

- a. Jenifer requested a review of all CC&Rs for contradictions and discrepancies by the attorney, Lorna will check in to the cost for review
- b. Resident from Unit 17 has concern with birds picking at his screening and causing damage, asked if it was the responsibility of the HOA for repair. He was advised it was not covered by the HOA and would need to buy or repair screen. Several recommend going to ACE hardware as a place that handles screen repairs.
- c. Resident from Unit 1 has a concern of the area of dirt left not covered by gravel or decorative rock from recent repair issues that required digging up ground. She is concerned about when rain occurs, and mud will just continue to wash away the area. Agreed it needs to be addressed and will. Will have landscapers handle after they get settled into work at the HOA. Also brought up several areas that did not get gravel coverage when previous landscapers did the job. This will also be addressed. There will be a walk around the grounds with the current landscaping company so these areas can be noted. This walk around will be when the weather has cooled off.
- d. Cindi advised of a broken irrigation pipe between units 11 & 12, and they repaired it and made sure the pipe was covered properly after repair.

Financial Report - Reports for were approved unanimously for audit.

VII. Adjournment at 6:52 pm – next board meeting will be August 13, 2025 at 6:30 pm at the pool ramada