

**Casa Bonita Condominiums Association
Annual Meeting Agenda
Saturday, April 25, 2026
Meeting Notes**

Present: Lorna De La Ossa, Association Manager
Jenifer Dorn, HOA President ~Kelly Fickle, HOA Vice President
Cindi Rees, HOA Treasure ~Lisa A. Scalise, HOA Secretary
Arthur Yavelberg- Member at large
HOA residents from Units: 1, 5, 7, 15, 28, 29 & 33.

Number 1. Call to order 11:01 am

Number 2. Verification of Quorum. Established with 22 ballots – 18 mailed and 4 handed in at the meeting

Number 3. Approval of 2025 Annual Meeting Minutes - 22 Yes Votes: 0 No Votes

Number 4. Presidents Report. President Dorn advised nothing to report

Number 5. Treasurer's Report and Presentation of Budget: Budget was printed and available. Treasurer Rees advised that there was a lot of spending this year from past years. A lot of maintenance and older plumbing needs that needed to be taken care of. She recommends there is careful spending next year as to not go out of the funds available. Recommendation of holding non-emergency needs, IE, more rock landscaping etc. until more saving funds are at a high level.

Number 6. Nomination for Board Members. Votes counted by Lorna, Association Manager, Votes counted separately by Resident Marilyn Thomas. Results. Arthur Yavelberg 17 votes. Megan Hellwig 15 votes . Teri VanBuskirk, 10 votes.

Number 7 Future Plans. Decided that will be discussed at Board meeting directly after annual meeting

Number 9 Meeting Adjournment. 11:17 am