

Casa Bonita Condominiums Association
Board Of Directors Meeting
April 25, 2026

Present: Lorna De La Ossa, Association Manager
Jenifer Dorn, HOA President ~Kelly Fickle, HOA Vice President
Cindy Rees, HOA Treasure ~Lisa A. Scalise, HOA Secretary
Arthur Yavelberg- Member at large
HOA residents from Units: 1, 5, 7, 15, 28, 29 and 32

II. Approved meeting minutes from December 10, 2026. Board of Directors Meeting

Motion to approve and seconded. No nays

III. Reports

Financial Report

Motion to approve and seconded. No nays

IV. Old Business

- a. Unit 30-post/beam/fascia Replacement- follow up.
All replaced no issues.
- b. Rules & Regulations-error fixed and reposted on website
Lorna will email a notice to the residents about the amendment
- c. Pot holes-done
Repairs are holding, no issues reported
- d. Installation of rock-tabled from August Meeting
Tabled again as cost is \$3,000.00 or more and not an emergency issue

V. New Business

- a. Spotlight by parking spot #25, Bid from Anthony
Motion to decline, all in favor with the exception of Secretary Scalise, who abstained
- b. Request to repair unit 1 patio fence-bid from Anthony
Motion to approve and seconded all, in favor.
- c. New request from owner of unit 34 to paint patio fence and fix large space by front door
Motion to get bids, seconded, all in favor
- d. Pool numbers and verbiage – painting
All in favor with bid of \$175.00
- e. Parking spot swap between unit 5 & 7.
President Dorn opposes and requests denial. Secretary Scalise advised she saw no reason not to and it was agreed upon by both residents to do. Discussion. Voted on, Majority, Majority voted yes.
Approved.
- g. South Wall, responsibility updates
Association manager of Sierra Del Sol contacted. There will be an agreement of a 2/3 to 1/3 split, 1/3 to be paid by Casa Bonita for insurance. It was brought up and voted on that Casa Bonita should ask for 5 years back payment as we have been paying all the bill and the wall is joint owned and maintained.
Motioned, seconded, all in favor.
- h. Landscapers- How are they doing?
Discussion, on all doing well and would like to keep company. Would like and will recommend the owner be more present on the job and check work more frequently
- i. Future parking lot paving
Discussion of more money needed to be saved to get to approx. 50% total and will need eventually follow through with an assessment as the cost is too high to save.
- j. Pool chemical readings required by the county.
Decided residents will assist by volunteering. Residents, Rees, Scalise, Yavelburg, Fickle and Thomas will Assist. Secretary Scalise will come up with a schedule. Lorna will provide test strips.

k. Homeowner requests board to look into awnings for sun protection.

Request owner to provide information including pictures and pricing to present to next board meeting.

l. Election of director positions:

President Dorn advises no longer wants to be President. VP Fickle offers to take position. Member at large Yavelburg is requesting Treasure position. Secretary Scalise advised she will remain secretary unless new Member Hellwig requests it. At this time she will be member at large and can be discussed at next meeting. At this time:

President, Kelly Fickle

Vice President, Jenifer Dorn

Tresure, Arthur Yavelberg

Secretary, Lisa Scalise

Member at Large, Megan Hellwig

m. Resident of unit 7 requesting Jasmine vine to be replaced between 7 & 9,
motion to deny, seconded all in favor of no due to possible damage caused to stucco.

n. Pool Spa repair Bid of \$748.00

Motioned, seconded all in favor.

VI. Open Discussion

Nothing reported to discuss.

VII. Adjournment Executive

No executive meeting needed

VII. Adjournment

Adjourned at 11:54 am