Casa Bonita Condominiums Association
Board Of Directors Meeting
October 14, 2026

Board members in attendance: Kelly Fickle, Marilyn Thomas, Arthur Yavelberg & Lisa Scalise
Along with Lorna De La Ossa, Association Manager & two homeowners not on the board.

I. Approved meeting minutes from August 12, 2026. Board of Directors Meeting
Motion to approve and seconded – approved unanimously.

II. Tanner Thomas from Bates Paving spoke and he discussed the paving options for the parking lot. He said there are two options for the parking lot, one being a complete cut, remove and install new asphalt with the cost that was quoted by his company $120,790 or the board could approve a micro/slurry seal that would also work with the cost that was quoted $31,000 to $35,000. He provided pictures of a job they did with a lot of cracking and potholes and then showed a picture the completed job.

III. Reports

President Report – None at this time.

Financial Report - **Motion to move to audit and seconded – approved unanimously.**

IV. Old Business

a. South Wall update – the Casa Bonita board met with a board member from Sierra De Oro, and everything is now set per the judgement and joint maintenance agreement. They will meet in September 2027 to discuss anything that may arise.
b. Sunshade/protection has been approved and is on the website if an owner is interested in taking a look.
c. Palm tree trimming was completed by Top Notch for $750.
d. Unit 24 roof repairs were completed as well per the home inspection

V. New Business

a. Roof repairs for unit 22 were done under the warranty, but the home inspection showed that there was a cracked skylight. Proposal to replace the skylight for $175 from Roof Coating Specialists was approved infamously.
b. Fascia and wood painting has been tabled for a future discussion.
c. Palo Verde tree trimming – the board has asked for more proposals to review in December.
d. The dead Chinaberry tree by unit 5 was approved for removal in the amount of $220 by Desert Grounds.
e. The board would like a survey/questionnaire to go out to the homeowners with regard to the future of the parking lot job.
f. The board approved unanimously a 6 percent increase in dues for the new amount to be $225 per month with the income of $8,592 will be split in half and disbursed to each of the reserve accounts, the new amount to the reserve account will be $9,468 annually and the parking lot reserve will be $8,326 annually. The 2027 budget was approved unanimously.

VI. Open Discussion – none at this time

VII. Adjournment 7:17 pm

Next meeting will be December 9, 2026, at 6:30 pm at the pool ramada