

**La Casa del Sol Council of Co-Owners  
Board of Directors Meeting  
May 9, 2016  
18757 S. Highway 377, Cresson, TX**

**Call to Order:**

President Vicki Vannatta called the meeting to order at 1:02 p.m. A quorum was present including Board Members Jerry Cigainero, Gaylen Cox, Steve Gandy, Ben Harbour, Bud Lowack and Candy Lamel. Assistant Treasurer Dennis York was also in attendance.

**Approval of Minutes from March 14, 2016:**

Secretary Candy Lamel had emailed unapproved Minutes to all prior to the meeting. A motion to accept the minutes was made by Ben Harbour, seconded by Steve Gandy and accepted by all. Approved minutes will be emailed by Secretary Candy Lamel to the Accounting and Resort offices for filing, and to Steve Gandy to post them to the website for all owners' reference.

**Presentation of the Financial Report and Reservation Office information:**

Treasurer Gaylen Cox reviewed year-to-date financial performance. Revenues are strong so far this year, possibly because more owners are paying their fees upfront, rather than spacing out their payments. Also, foreclosure notices have resulted in several owners responding wanting to make their accounts current. The updated list of foreclosures to be finalized in June is 31 units, rather than the 44 units listed for foreclosure at our last meeting. Two deeded weeks have been sold to new owners and at least one more is expected shortly. Also reviewed were the list of deed-backs and transfers from original owners to children or others. Publicizing in the last newsletter that children can no longer use their deceased parents' unit until the deed is transferred seems to have made an impact.

Staff expenses are lower than planned. We have one fewer employee in the resort office at this point, and the maintenance men have not been working full 40-hour weeks lately. Maintenance and Supplies expenses (taken together, since categorization of receipts doesn't necessarily split these items out accurately) are running above plan, due primarily to items Steve will address in the resort report.

Candy Lamel moved that the Financial Report be accepted, Jerry Cigainero seconded the motion, and the motion passed unanimously.

## **Resort Report**

Vice President Steve Gandy reported that occupancy has picked up and the resort will be full the rest of May, June and July. Sara Balderas has been hired as an office assistant for the summer, pending her background check. She will train with Sarah Montello to learn the office routine and will work with us until she returns to school at the end of the summer. Filomeno Salvidas quit as maintenance tech in April. Shelly has hired his replacement, Chester Montello, who has 9 years' experience at another resort on the island, where he has given his 2 weeks' notice. He lives down the street from la Casa, and he has agreed also to lock up the pool gate at 11 p.m. each night.

Completed projects include the tub replacement in unit 106, including a new toilet and vanity, which cost more than it should have because Fil quit in the middle of the work, so it had to be contracted out. The cost of this bathroom upgrade was about \$2 thousand, but future tub replacements should cost much less with our own maintenance techs doing the work. The tub replacement in unit 112 will be done after the lull in occupancy, probably in the fall. The washer/dryer unit in 103 was replaced. The AC condensers were replaced for units 106, 206 & 213, so we have now used up all the AC units purchased recently and will need to order 4 more.

The tile work on the grill station has been completed and a new hot tub cover has been ordered as the old cover broke completely and was deemed to be un-repairable. A new control panel overlay has also been ordered. Palm trees in the breezeway, on Leeward and around back have all been trimmed and the timer for the sprinkler system was replaced. The WIFI problem has been resolved. The two 'buss' boxes and most connectors were replaced and the router was upgraded. There have been no complaints or connectivity issues since this work was completed in March.

Shelly has rearranged the office layout to improve functionality and Meet the Manager gatherings at the pool are to start this week, since the resort is essentially full, and will continue through the summer. Other than routine maintenance, there are no projects planned until after the summer season and plans to upgrade vegetation at the Leeward entry has been put on hold. The rest of the landscaping looks great at this time.

A motion to accept the resort report was made by Candy Lamel, seconded by Jerry Cigainero, and was accepted by all.

## **Review of our Deed-Back policy**

Steve Gandy said he did some research with companies who offer to buy timeshare deeds from owners who no longer want their timeshares. He said they all require a substantial dollar amount to take them off the owners' hands – anywhere from \$2,500 to \$5,000, and for very upscale beach properties as much as \$10,000. Even after receiving payment, it has been our experience that those companies may or may not ever actually change the deed to take it out

of the owners' names, leaving them liable still for maintenance fees, which leaves us no alternative but to foreclose on their deeds. Dennis York reviewed how we address this issue, which is on a case-by-case basis, and we discussed the current policy for deed back units when the situation is appropriate. After discussion among all board members, it was agreed that we will continue with the policy currently employed with no changes.

**Other Business**

Feedback has been good from owners about the relaxed IP restrictions, and the resort is fuller for May than normal. We won't know the full impact of the changes until the end of the year, since there is no availability during the summer months. The goal is to fill the units during the slow periods.

Secretary Candy Lamel distributed copies of the Consumer Reports article on timeshares for all to take home to read. This article was recommended by one of the audience members at the Annual Owners' Meeting in February.

Board members with reservations at the Resort in the near future are scheduled as follows:

May 20 – 27	Vicki Vannatta, Ben Harbour, (also Steve's wife Carrie)
May 27 – June 3	Candy Lamel (staying 2 weeks)
June 3 – 10	Candy Lamel, Steve Gandy, Gaylen Cox (for foreclosures)
June 17 – 24	Jerry Cigainero
July 8 – 15	Steve Gandy
Aug 5 – 12	Ben Harbour

**Adjournment**

President Vicki Vannatta scheduled the next Board Meeting for Monday, June 27, 2016, beginning at 1:00 p.m., and this meeting was adjourned at 2:17 p.m.

Submitted by Secretary Candy Lamel  
Approved June 27, 2016 for filing and distribution