

**LA CASA del SOL COUNCIL OF CO-OWNERS
ANNUAL OWNERS' MEETING
Saturday, February 29, 2020
Comfort Suites, 411 West Rd. to Six Flags Dr., Arlington, TX 76011
*****Unapproved Minutes*******

Call to Order:

President Jim Vannatta called the meeting to order at 1:00pm on February 29, 2020 at the Comfort Suites hotel in Arlington, Texas. Attendance was good and combined with the proxies sent to the secretary, we had a quorum to conduct the business of the association. President Jim Vannatta welcomed the owners and the board members introduced themselves. Present were: Vice President in charge of Resort Operations Steve Gandy, Secretary Gaylen Cox, Treasurer Dennis York, Directors Jerry Cigainero, Candy Lamel and Bud Lowack.

Approval of Minutes from Owners' Meeting of February 2019:

The February 2019 Annual Meeting minutes were reviewed by the owners. A motion to approve the minutes was made, seconded, and approved by all owners in attendance.

Financials and the Reservations & Accounting Office Report:

Treasurer Dennis York presented the financial report for 2019 and the proposed budget for 2020. Copies of the Financial Report made available to owners in attendance. Mr. York explained that financially we are doing very well and did not need to use the unrestricted reserves to balance the budget. Additionally, the resort is not in debt and operating by paying our bills each month. Page by page clarification of the financial spreadsheet and the proposed budget was offered by Mr. York as he answered questions by the owners. It was explained that there will not be an increase of in maintenance fees or a Special Assessment based on the proposed budget. Questions by owners regarding the units that will be in foreclosure

for the \$80,000 due on delinquent accounts. Dennis explained the procedure and the possibility of regaining units to sell after foreclosure. The Audit Review from our CPA was made available for review. Ms. Fox made a motion to accept the Financial Report and Budget. Mike Del Valle seconded the motion and the vote was unanimous.

Report on Management of the Resort:

Steve Gandy, Vice President, gave a summary of the efforts to recover from Hurricane Harvey. Included in his report were the details of the problems with leaks and flooding of units at the resort. The first two months of 2019 the resort was closed for installation of the new roof. During the closure, the mattresses were replaced, and all units were deep cleaned. To resolve problems with continued leaks, there was full replacement of the scuffer boxes and downspouts. The pool was drained and cleaned, and the water circulation was repaired and improved.

The report includes month by month details of repairs, updates, and occupancy. Owners were made aware that boat parking reservations should be made with the Reservations Office and not the Resort Office. Additionally, it was explained that only current guests can use the resort facilities to avoid overcrowding in the pool and fishing area.

Our Facebook campaign continues to be successful thanks to the efforts of Carrie Gandy and Vicki Vannatta. This has resulted in additional units sold.

Mr. Gandy explained the new resort next door has caused some issues for our resort during the construction. The construction manager has been very cooperative in assisting with resolving the issues we bring to their attention.

Motion made by Ms. Fox to accept the Resort Report and seconded by Bob. The owners unanimously agreed to accept the Resort Report.

Nomination and Election for Board Positions:

The election was held for two expiring board positions. Bud Lowack and Jim Vannatta spoke to the owners regarding their desire to be reelected to

current positions. No additional write in candidates were presented. Owners presented their ballots to be counted.

During question-and-answer session, the votes were tallied.

Election Results:

Jim Vannatta and Bud Lowack were each elected to serve another three-year term on the board.

Owner Concerns during Q and A:

- The rate for Winter Texas program. Mr. Vannatta explained the program and why the current rates work for the slow period at the resort. Winter Texan weeks are limited in availability so weeks can be used by owners. Mike Del Valle expressed appreciation for the work of the Board.
- New stores on the Island: Dollar General and new IGA grocery store under construction.
- Spring Break weeks explained since there are two weeks.
- Replacement of furniture in some units. President Vannatta agreed to check on which units need to have pieces replaced.
- Deeded weeks offered to other owners to purchase as done previously. Our list of units for sale is available at the Reservations office. Steve agreed to investigate providing a list of units for sale by owners.
- Owners encouraged to contact Board members or Reservations Office for sales referral for a free IP if sale completed.
- Newsletters more often and via email or the Resort website. A questionnaire to be presented to owners to judge interest.

Other Business:

President Vannatta Thanked Carrie Gandy and Vicki Vannatta for their efforts to beautify the landscaping and pool area.

Mike Del Valle made a motion that the Board be allowed to conduct business on behalf of the La Casa del Sol owners. The motion was seconded by Jennifer Douglas. All attendees agreed to the motion.

IP Winners: Bud Lowack (attendee) and Brian Dagelewicz (from proxy). Owners were encouraged to mail proxy to be eligible for drawing of free week each year.

Mr. Luna motioned for the adjournment of the meeting and it was seconded by Mr. Del Valle. All attendees agreed to adjourn, and the meeting adjourned at 2:25 pm.