

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
April 24, 2018
18757 S. Highway 377, Cresson, TX**

*****UNAPPROVED MINUTES*****

Call to Order:

President Jim Vannatta called the meeting to order at 1:07 p.m. A quorum was present including Vice President Steve Gandy, Treasurer Dennis York, Secretary Gaylen Cox, Directors Candy Lamel, Jerry Cigainero and Bud Lowack. Also, in attendance, David Lee,

Hurricane Harvey Damage Claim Update:

David Lee updated everyone with the most recent agreement on our claim. The company has agreed to replacement of all A/C units except one. We have also reached agreement of repairs and replacement of damages on the property. More negotiating to be done and supplemental claims for any damage uncovered during repairs of roof and A/C units. There are city code upgrades for the roof that will be reimbursed once the cost is incurred. He explained the upgrades and cost approved for roof repair. Still discussing storage building content replacement. Expects to be reach agreement soon. We should expect claim payment in next 10 to 12 days.

Approval of Minutes from January 23, 2018:

The minutes from the previous Board Meeting were reviewed and approved unanimously for filing and distribution (motion by Steve Gandy and seconded by Jerry Cigainero). Approved minutes are emailed by the secretary to the Accounting and Resort offices for filing, and to Steve Gandy to post them to the website.

Financial Report:

Treasurer Dennis York provided year-to-date performance through March 31, 2018, for all to review. Per Dennis, we currently have 55 owners who have not made any payment on maintenance fee for 2018. Discussion and recommendation on contacting owners to determine status of payments. The report included the usual Balance Sheet, Statement of Operations which in summary includes Total Revenues - \$372,885.00 and Total Expenses \$251.679 (which includes \$82,302.00 for Hurricane Harvey repairs). Additional, the report include a summary of maintenance expenses that are only related to Hurricane Harvey repairs. Gaylen Cox moved to accept the Financial Report; the motion was seconded by Candy Lamel and approved by all.

Resort Report

Overview:

Vice President Steve Gandy report the Resort occupancy has been the usual for this time of year. The resort appears to be getting back to normal from the perspective of guests. As for personnel changes, Sarah Bontello has been replaced with Melissa Padilla as office assistant, working Tuesday through Saturday.

Projects Completed /other items:

Office has a new Cricut machine to make custom shirts for new staff, rather than ordering them. It also allows us to have custom items to sell. Hurricane related work and repairs are mostly completed. The exception is the roof on each building and additional A/C repair. The resort is ready for the heavy summer rush. The pool heater was replaced after it failed this month. Two new storage buildings have been installed and organized. Washed out area along the fence line has been repaired by our neighbors. Installation of nine A/C units completed. Stucco repairs completed behind grill area. The dock area has been rebuilt. Fish cleaning area will have a cover built by the contractor soon. New picnic tables and umbrellas have been ordered for the deck. Underwater lights have been installed. Conduit, electrical work, junction box and LED lights for dock replaced. Feedback from owners has been great.

Upcoming Projects:

- Permanent fence placement between LCDS and Lakeshore Villas.
- Stairway Rails will be replaced.
- "Kant Slam" gate addition for pool area will be installed.
- New signage to be ordered and parking stops repaired for parking lot.
- Pool service area will get a new cover to protect the new pool heater and panel boxes.
- Dock signs to advise no bait/fish cutting on rails of new deck.

A motion to accept the Resort Report was made by Dennis York. Gaylen Cox seconded the motion, and all agreed.

Other Business:

Office Space lease renewal: Board discussed the 3-year lease renewal, which includes office space, office equipment, utilities and internet. Candy Lamel made motion to renew lease. It was seconded by Gandy, with approval by all.

Steve Gandy advised 2 units down for A/C problems. Board discussed whether to replace units now or repair units while we wait for insurance payment. Board agreed to have Steve get estimate on repairs.

Action Items:

No items to review from previous meeting

Who will be at the Resort When?

| | |
|-----------------|-------------------------|
| Jerry Cigainero | April 27 - for one week |
| Steve Gandy | May 18 - for two weeks |
| Bud Lowack | May 11 - for one week |
| Gaylen Cox | May 4 - for two weeks |
| Candy Lamel | May 11 - for two weeks |

Adjournment

Jim Vannatta set next Board Meeting for Tuesday June 5th. No Executive Session necessary.

Respectfully submitted by Secretary Gaylen Cox