

**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Oct 20, 2011**

*******APPROVED MINUTES*******

The October board meeting was called to order by President, Lindy Roberts. Those in attendance were Paula Northcutt, Sue Cigainero, Jerry Lamel, Dennis York and Ray Leidig. Vicki Vannatta was not present.

- **The minutes were read and after some minor changes, a motion to approve them was made.**
- **Ray started with a report from the coast.**
 - **Bids for new carpet in unit #107 have been obtained. This unit flooded and required immediate repair. If the chosen bids work is acceptable, we will consider contracting for the rest of the units.**
 - **An estimate has been received for trimming of the palms. Another estimate will be obtained, and the trees will be trimmed.**
 - **The checkout procedure sheet has been revised. Sue's address has been corrected on this.**
 - **Hardy Plank will be purchased to repair the red columns where deterioration has occurred. This work will be done by our staff in the off season.**
 - **The pool motor has gone out and has been replaced. Also, the spa needs some repair on the fiberglass and this will be done.**
 - **The handrail going down the stairs to the docks will be replaced or repaired.**
 - **The phone system is still being worked on and a backup battery is being bought.**
- **Dennis began his report by reporting that his and Vicki's trip to the timeshare meeting was well worth the trip. He asked that a special meeting be held to share all that they learned. This will be held December 6, 2011. He also proposed that we become a member of the professional Board Member Association. This will tie us in with others like ourselves to draw information from and become aware of what is going on in our industry.**
 - **As discussed in our last meeting, he did some more research on our insurance coverage. Dennis made a motion to increase our coverage, Jerry seconded this and it passed.**
 - **Dennis presented our Balance Sheet and a Calculation of Personnel expenses. These were read and discussed.**
 - **Ann is continuing to work on non-paying owners that need to go into foreclosure.**
 - **Dennis presented a copy of his proposed 2012 budget. All phases were discussed in detail with questions from all. A few changes and**

adjustments were made and the budget passed as presented with the changes.

- The next meeting will be held Tuesday December 6.
- The December meeting was cancelled and it was held January 10, 2012

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**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
June 21, 2011**

*******APPROVED MINUTES *******

The meeting was called to order by President, Lindy Roberts at 1:00 P.M. Board members in attendance were Vicki Vannatta, Sue Cigainero, Paula Northcutt, Jerry Lamel and Dennis York.

- First on the agenda was the reading of the April meeting minutes. These were read and approved.
- Treasurer, Dennis York reported that our finances were in good shape. Part of this positive report is attributed to the sale of 44 new units. We still have quite a few owners that have not paid their assessment. The revenue resulting from the assessment has been earmarked strictly for furniture updates and will be used as such in its entirety.
- Dennis reported that Ann, our Weatherford office person has ask to be moved to part time only. Tandia Hagans has been working with Ann and will take over the full time position and Ann will fill in part time. Tandia was confused on the correct fees charged for upgrades etc. The Rules and regulations were gone over in detail. All fees listed are correct. Owners bonus fees were discussed. At present owner bonus is \$65.00 a night and \$350.00 a week. RCI Bonus nights are \$100.00 a night and \$700.00 a week.
- We are once again having a problem with the Nueces County over our taxes. Dennis will continue working on this issue.
- Questions from owners were brought up. Some owners would like to see Board members names and emails on the web site. For security reasons this will not be done. However, any owner wishing to contact a Board member can call our reservation office and Tandia can put them in touch with whomever they wish to contact.
- Jerry gave a report from the Coast:
 - A wedding was held and not discussed with reservations or the person responsible for the resort. This just cannot be done because of parking availability and rights of other owners staying there at the same time.

- Several air conditioners have been down and had to be replaced. Spare units need to be in place on each unit. Air handlers may be the next to fail.
- Our part time maintenance man will be doing the night time security watch. He has been in law enforcement and is very qualified.
- Michael is still working on replacement parts for the grills. A gas regulator is still bad and he is looking for a replacement part. The spare grill is still in use so we have three grills working.
- The pool decking has been partially painted and will be finished soon.
- Ray brought up information on a house bill that has been brought up for regulation of timeshares. This needs to be watched.
- Sue brought up a question that if space were available, an owner could have bonus time nights for another couple. The restriction would have to be that the owner be present the entire time. This could be made no sooner than two weeks before the desired date and between the dates of November 1 and February 28.
- Lindy proposed: If you have been a good paying owner for 5 years, that you may space bank your unit two years in advance. Dennis put this in the form of a motion, Sue seconded this and it passed.

This concluded our meeting and the next meeting was set at August 23, at 1:00

**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
April 5, 2011**

*******APPROVED MINUTES *******

The April meeting was called to order by President Lindy Roberts. Board members in attendance were Jerry Lamel, 1st Vice President, Paula Northcutt, Assistant Treasurer, Dennis York, Treasurer, Sue Cigainero, Secretary, Vicki Vannatta, Director and Ray Leidig, Director. Lindy welcomed new Board members Vicki and Ray.

- Prior Board minutes were read. Jerry made a motion to approve the minutes as read, Dennis seconded this and they were approved as read.
- Treasurer, Dennis York, gave a brief financial report. He has been working on taxes and reported that our finances were in good shape for this period of time.
- Jerry gave a report on the resort:

- the plants were hit hard due to the cold weather. New plants are being added and grass planted.
- The barbeque grills need some new parts. However, Barbeques Galore , where our grills were purchased, is no longer in business. We are searching for a source for replacements.
- Pool decking – we have two major cracks. Mikel recommends we patch the cracks and paint the decking. This project will be done in sections so as not to interfere with the use of the pool or grills.
- The fishing lights have been repositioned.
- The new chairs have had very good comments.
- This finished our meeting. Lindy adjourned the meeting and we moved into an Executive Session.
- The next meeting will be Tuesday, June 21, 2011.

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**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
January 4, 2011**

*******APPROVED MINUTES *******

The meeting was called to order by President Lindy Roberts. Those in attendance were Paula Northcutt, Sue Cigainero, Dennis York and Jerry Lamel. Barbara Pharr and Hugh Standifer were unable to attend.

- The minutes from the November were read. Dennis made a motion to approve both the Executive minutes and Regular session minutes as read, Paula seconded this and they were approved.
- Dennis gave a brief Treasurers report. We are staying within our budget at this time. Maintenance fees are coming in at a timely pace. However, we do have a number of older owners that are no longer using their units and have ask to give their units back. This will be addressed on an individual basis.
- The Resort Report was given by Jerry:
 - Due to a power outage on the island during Thanksgiving, the phone system is still not working properly. This is still being addressed. We can reach the resort, but calling room to room is not possible.
 - Roofing repairs are being made, and general maintenance on the roof is being made while we have the equipment to get on the roof.
 - The wheelchair ramp has not been replaced yet, but Mikel is working on it.

- Lindy reported that our new chairs and ottomans and a few mattresses are on their way to the resort for replacements.
- During our deep cleaning the past couple of weeks a few units were found in need of new carpet. Home Depot will be contacted to come out and give us an estimate on this.
- The Rules and regulations were looked over for any corrections or changes that needed to be made. These updates will be made and sent to be posted on our Web site as well as updated copies to be given out at the Annual meeting in February.
- Newsletter - Jerry has this in the final stages and will get it out in the next few days. A discussion was held on the formatting of the proxy, and a date was set to get these proxies in.
- A meeting will probably be held by phone the night before the Annual meeting which is Saturday, February 26, 2011.

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**LA CASA DEL SOL COUNCIL OF CO-OWNERS
ANNUAL MEETING
February 26, 2011**

*******APPROVED MINUTES *******

The Annual meeting was called to order by President Lindy Roberts. Those Board members in attendance were Paula Northcutt, Sue Cigainero, Barbara Pharr, Jerry Lamel, and Dennis York. The meeting was held at the Brookside Community center in Hurst and was called to order at 1:30 p.m.

Lindy greeted all those in attendance and introduced the Board members. He also thanked all of those in attendance.

The minutes from the 2010 Annual meeting were read by Secretary, Sue Cigainero. These were approved as read.

The Treasurer's report was given by Dennis York. He had prepared a copy of the financial report for all members. He started out by announcing that the amendment to allow the Board to act on behalf of the owners was passed last year. This was helpful, as it gave him the authority to speak on behalf of all the owners to get our taxes lowered. After doing research on ownership, he explained the importance of legally transferring ownership when a spouse dies or children take over. He gave his phone numbers and FAX number for anyone to use for questions or help with this matter. This needs to be done legally and he offered to help anyone in this situation. Our Corporate tax return has been prepared and State Franchise report. He brought both of these for anyone that wants to look at them. Next he proceeded to go over our financial report, line for

line. It was reported that we had to replace our docks as we had an owner fall through one dock. After inspection, it seemed necessary to replace both docks. We also have replaced all our chairs as requested by everyone. These were replaced from a Company that only makes furniture for the Colleges, businesses and the hotel industry. They should hold up really well. This upgrade was decided to be paid for with a one-time assessment. This assessment brought in enough for the chairs and perhaps a replacement of the sofas and mattresses as needed. Next he went over in detail our budget and how we came up with the figures. This was compared to 2010 numbers. An owner brought up questions about a way to utilize or offer more IP times so as to generate more revenue. Dennis said this was a subject the Board would have to discuss and see if there were some solutions. He also invited any owner that so desired to sit in on Board meetings for further discussion of this issue or any other issues. He also made mention to be careful of timeshare scams. There are those that are advertising to buy or trade your timeshare. Without the legal paperwork you are still responsible for your maintenance dues.

Mikel, our Resort Manager, thanked everyone for their confidence in him and for his promotion to Manager. He related from his experience at working at other properties on the island that we keep up our property extremely well. Upgrades we have done over the past year were air conditioner replacement, complete painting outside and doors are being repainted with new doorknobs. After the freeze we had plant damage that is being worked on and Spring weather should help that along. We have a new maintenance man that seems to be working out real well, and the internet has been put back in working order since the power outage. The cold weather created a fish freeze; however, a few good size fish have been caught recently. He also requested that if anyone found problems while staying at the resort, please stop in and let him know.

A short speech by the three candidates running for the two Board positions was next. Those running were Ray Leidig, Vicki Vannatta, and Henry Atchison. Following the speeches the ballots were cast and counted. Those counting were Sue Cigainero, Paula Northcutt, Barbara Pharr, Kenneth Box and Allen Neal. Newly elected Board members were Ray Leidig and Vicki Vannatta.

While the votes were being counted Lindy addressed the owners. After buying chairs and a few mattresses with our assessment money, we had a reserve left for additional maintenance. He asked for suggestions from the floor. Sleeper sofas will probably be our next purchase.

An owner was asked to do the drawing for the free week from those in attendance. The winner was Patricia Robison/Crawford. Ann Rolan drew a name from the proxies for a free week and the winner was Dennis and Flora Mae Fisher.

Lindy closed the meeting at 3:30