

La Casa del Sol Council of Co-Owners
Board of Directors Meeting
December 16, 2020
18757 S. Highway 377, Cresson, TX

Call to Order:

President Jim Vannatta called the meeting to order at 1:00 p.m. Other Board members attending included Vice President Steve Gandy, Secretary Candy Lamel (attending by phone) and Directors Bud Lowack, Jerry Cigainero, and Gaylen Cox (attending by phone). Treasurer Dennis York was not in attendance and had assigned his proxy in case of any votes by the Board.

Approval of Minutes from the Meeting of November 9, 2020:

After review of minutes submitted by Secretary Candy Lamel, one correction was noted. A motion to approve with that correction was made by Steve Gandy, seconded by Jerry Cigainero, and all approved those minutes for filing and publication.

Financial Report:

Treasurer Dennis York was not present so Mary joined the meeting to answer any questions arising from the financial report distributed prior to the meeting.

Of \$613 thousand in total Assets on the Balance Sheet, \$356 thousand are fixed (depreciated property). We have approximately \$58 thousand in available Cash Reserves (Current Assets minus deeds needing foreclosure and our set-aside of \$150 thousand as Restricted Cash Reserves) as of the end of November.

Total Income through November was approximately \$450 thousand and total spending was \$543 thousand, resulting in a \$93 thousand Operating Loss on a year-to-date basis, approximately \$74 thousand worse than Budgeted. Most notable variances were due to continued delay of insurance reimbursements plus unexpected but necessary drywall, fence and roof repair expenses as discussed in previous months, but those unfavorable variances have been partially offset by savings in Staff Expense, Supplies and Utilities costs. We continue working to collect the insurance reimbursements expected still from damage due to Hurricane Harvey. Mary noted that March had the most cancellations whereas Christmas will be entirely full, with a waiting list for others wanting to be there that week and the following week. She also noted that statements were sent out, and annual fees are beginning to be received from many.

Jerry Cigainero moved to accept the Financial Report, Candy Lamel seconded the motion, and all attending voted to approve the Financial Report for filing.

Resort Report:

Vice President Steve Gandy reported on the operations of the resort since the last meeting.

Reservations dropped off after the Thanksgiving week but Christmas and New Year weeks are full, as reported also by Mary. Due to Friday holidays for the staff, the reservations office has manipulated the reservations to work around the Friday resort office closures. The resort management change continues to go very well, with minimal problems. There have been no personnel changes this past

month, no further COVID-related mandates from Nueces county and no reports of illnesses from staff or guests.

Dock and Pool electrical work was completed by installation of an additional breaker to split the amperage and remedy the constant tripping of a GCFI breaker that killed power to the dock at night.

The resort was visited by an officer of the Corpus Christi Fire Department who said he was told that the current fire extinguishers were not up to code. Those are being replaced and smoke alarms are also being upgraded, and when finished we will need to have a fire safety inspection done.

Jim reported that OSHA also contacted us about the electric service to the dock, but whoever reported us apparently didn't know that we had already had those issues fixed.

The pool had been shut down for a couple weeks but a new pool pump has been ordered and should be installed within the next few days. New signage has been installed at the security gate, a replacement sleeper sofa deck has been ordered to experiment with repairing our broken sleeper sofas, and the deep cleaning routine with housekeeping and maintenance continues with Rachel, Rey and Melissa. Upcoming projects include carpet replacement in unit 107, to be done between the 15th and 22nd of January, and sleeper sofa repairs will be made in all units as necessary.

A motion to accept the Resort Report was made by Bud Lowack, seconded by Gaylen Cox and approved by all.

Other:

- Jim reported that Dennis had a call in with David Lee on the status of Insurance reimbursements but he hadn't heard back yet from him.
- Jim reported that an owner asked why 4 weeks of Winter Texans is \$1100 on the website instead of \$1000 (\$250 x 4 IP weeks for an owner). Winter Texan reservations can be made from the first Friday in November to the first Friday in March and 7 units are set aside for that, to allow for plenty of units available to any owners for IP reservations. After discussion, Jim asked for a motion to change the rate on the website to \$1000 for 4 weeks for Owners. Steve made the motion, Jerry seconded and all agreed to the change. And the rates for 4 weeks for NON-owners will be changed to \$1145, rolling the cleaning charge into the rate, for simplicity rather than separating it.
- Jim reported that a family had to cancel their reservations in the Spring and couldn't use it later and they want to carry it over to next year. This owner always pays their fees on time, and uses the resort every year, and after a lengthy decision, the motion was made by Steve, seconded by Jerry to make a one-time exception for this owner, and all agreed to the motion.
- Candy reported the January deadline for input to the Winter Newsletter for mailing to all Owners.

Who will be at the Resort When? No one over the next few weeks.

Adjournment: This meeting was adjourned, an Executive session followed to discuss personnel issues, and the next Board Meeting was set for Tuesday, February 2, 2021.

Respectfully submitted Secretary Candy Lamel

Approved for filing and distribution on February 2, 2021