

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
November 14, 2016
18757 S. Highway 377, Cresson, TX**

Call to Order:

This Board Meeting was called to order at 1:00 p.m. by Vice President Steve Gandy, as President Vicki Vannatta was unable to attend. Except for Vicki and Assistant Treasurer Dennis York, all other Board Members were present, and Vicki had given her proxy to Gaylen Cox to vote in her absence (Dennis York is an appointed volunteer who does not vote).

Approval of Minutes from October 3, 2016:

Unapproved Minutes had been emailed to all prior to the meeting. These were reviewed and approved for filing and distribution (motion made by Gaylen Cox, seconded by Bud Lowack, approved by all present). 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.

Treasurer's Report:

Financial Performance:

Treasurer Gaylen Cox presented year-to-date financial performance through October. A write-off of \$18 thousand for bad debts was made, removing the allowance for bad debts previously held on the Balance Sheet and the net operating profit/loss is now essentially as expected in the Budget. After discussion, Candy Lamel moved to accept the Financial Report; the motion was seconded by Jerry Cigainero, and all agreed.

Personnel:

Gaylen reported that our ad will go out today to fill Charlene's part-time position. She had followed-up with every person suggested, but so far, no one has had the skills needed for the work. In the mean-time, Gaylen is the back-up in the office, but she hopes to have the position filled by year-end.

Budget Discussion:

Gaylen reported that the bottom line Profit/Loss for 2017 is essentially unchanged from the version discussed in October. There are no assumptions included to reflect potential revenues expected from the relaxation of the IP week usage. All agreed it will be helpful to have Andy keep track of IP billings so we can measure the success of the program. A long discussion ensued and questions were raised. Gaylen said she would ask Assistant Treasurer Dennis York

(who was not in attendance) about some of the assumptions and we chose to delay the vote on the Budget until later in the meeting.

Resort Report

Vice President Steve Gandy reported that he had met with five companies about painting the roof and received two quotes, which he shared with the Board Members. Both are highly rated, but the Southern Painting representative was thorough in explaining the entire process and the products to be used. Theirs was the higher quote, but instead of 2 coats of the paint, they will first use a rust-inhibiting primer. Also, their power wash will be with a chemical solution to prepare the metal roof for painting, and the other quote did not specify anything except the power wash itself, presumably with water. The type of paint to be used is exactly the same from both companies. Both companies are happy that we are going to shut down for the last week of this year and the first week of 2017. Both will sand down remaining rusted areas, but won't warranty the job for those areas unless we patch them prior to painting. The paint should last between 5 and 10 years. After a long discussion, Gaylen Cox moved that we paint the roof rather than replacing it; the motion was seconded by Bud Lowack, and the motion was agreed to unanimously. Further discussion ensued about the separate quotes and Steve agreed to go back to each for clarification of differences, ask for a reduction in the quote from Southern Painting, and then put the vendor decision to a vote by email before signing a contract.

No personnel changes have been made at the resort since we met last, and thanks to efforts by Bud Lowack and his son Jay, no more complaints have been made about the WIFI coverage. Bud added that we need a new switch to make it a lasting fix, and he suggested that we have improved instructions for some of our older (non-technical) owners to help them sign on.

Steve reported that we have video of pool crashers about 6 weeks ago. A couple used the hot tub and when they left they stole towels. So now the hot tub cover is locked and the towel carts are locked when the pool gate is locked.

A new handle for the grill is not available, and Steve recommended that we do no business ever again with that supplier (Bar-B-Qs Galore). Instead, Steve will find another handle to fit the grill and hopefully install it when he is there after Christmas.

The cool deck/foundation is shifting, resulting in a space around the skimmer clean-out lid, exposing dirt around the fitting. This will be filled in with caulking or other compound, but we should expect that it will continue over time. Fortunately, the skimmer unit itself is intact.

Security Cameras need to come down for painting and the connectors need to be replaced with materials that won't corrode as the original have. Many also will be re-positioned for greater clarity to enable facial recognition where they did not in their original placements.

Tile replacements, fence repairs and re-staining will happen now that things have slowed down there. Also we are looking for a better shade for over the grills before the high season starts.

Acceptance of the 2017 Budget:

After clarification of assumptions, and a lengthy discussion, a motion was made by Candy Lamel to accept the Budget as proposed, but with a net zero change to the profit performance, but a favorable change to the Balance Sheet by the decision made to paint versus replace the roof. The motion was seconded by Gaylen Cox, accepted by a vote of 6 for acceptance, with Jerry Cigainero abstaining.

Other Business:

Action Suggested

Ben Harbour noted that some of the wood façade on the stairwells has rotted and needs to be replaced. Steve mentioned that Ray Leidig had had those boards replaced about 4 years ago, but they didn't last, so a more water resistant wood will be used this time and Steve will address it with the maintenance men.

Newsletter Printing and Assembly

Candy Lamel shared the price estimate for printing the fall newsletter. After discussion about requirements to assemble it for mailing, the newsletter assembly meeting was scheduled for 10:30 am on Tuesday, November 29th. Candy agreed to bring the printed copies and tape for sealing them, and Gaylen said she would ask Andy Moore to print the address labels and purchase the stamps needed.

Timed Locks

Ben Harbour presented his research into timed locks, as requested at the last meeting. He will share the links to the website he suggests to Steve Gandy to make the purchase for the resort.

Who's at the Resort when?

Current plans for Board Members to be at the resort are as follows:

December 26 – 30 Steve Gandy, to supervise roof painting project
Also: Vicki Vannatta, Bud Lowack, and Gaylen Cox,
(depending on what work is needed during the shut-down).

Adjournment

The next Board Meeting was scheduled for Monday, January 16, beginning at 1:00 p.m. and this meeting was adjourned by Steve Gandy at 3:58 p.m.

Submitted by Secretary Candy Lamel
Approved for filing and distribution January 16, 2017