

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
Monday, July 30, 2018
18757 S. Highway 377, Cresson, TX**

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

Call to Order:

President Jim Vannatta called the meeting to order at 1:01 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.

Approval of Minutes:

The board reviewed the minutes from June 5, 2018 meeting. No corrections were made. Candy Lamel made a motion to approve the minutes. Dennis seconded the motion. It was approved by all members.

Financial Report:

Treasurer Dennis York provided year-to-date performance through July 31, 2018, for all to review. Per Dennis, financially we are in good shape. The financial report includes current bank balance of \$422,363. We have \$50,000 of insurance proceeds that are still available. Financial Report includes separation of Hurricane Recovery Expenses. Maintenance Fees are current except less than 20 owners who have not made a payment. Still waiting for balance of insurance claim to be sent to us. Gaylen moved to accept the Financial Report; the motion was seconded by Jerry and approved by all.

Resort Report

Overview:

Vice President Steve Gandy reported the Resort is completely full until August 17th. We had a few weeks during our busy season when we operated with no spares due to A/C issues. Currently all units are operational. Lisa Sparks is the new weekend office help that has been hired for resort office. Maintenance position currently open to replace Trey Wiggins. Our internet is currently working better than ever, however there are still visible wiring issues in each unit to be addressed by our maintenance staff after the busy season. We are currently accepting bids for the Grill Cover Project. A company will be selected once all the estimates are in. Our sprinkler system has been modified to accommodate the changing landscape. In addition, Herbert Irrigation also completed our annual valve testing for our backflow.

Heavy rain in June caused a ceiling collapse in unit 107. The unit was down for a few weeks but currently operation with no water damage odor. Our underwater fishing lights have been re-positioned and anchored with cement to prevent fishermen from dragging them to the docks. Special thanks to Jack Luna for assisting the Jim and Steve with the work.

After repairs and replacements of A/C units on the roof this summer, there are currently no spare units left on the roof.

Upcoming projects include bathroom repairs and upgrades, parking lot replacement of broken stop, signage and fence. The water supply at the dock will be replaced by PVC instead of a hose. A new faucet will be installed as well. Dennis suggested rubber parking lot stops and will send Steve info to get pricing.

Dennis moved to accept the Resort Report and Bud seconded the motion. It was accepted by all board members.

Other Business:

Jim Vannatta reports that per David Lee, our adjuster, we have approval from the insurance company for our claim. The claim for the most recent damage to units 107 and 108 will be included and it is expected to increase our total by \$30,000 - \$40,000. Additionally, roof repairs should include an addendum for additional funds. Dennis spoke with our insurance who gave David Lee kudos for the work he did on our behalf. Our total claim now stands at \$299,700.

Owner Derrick Richardson suggested a marketing plan to sell units at \$1000 with no maintenance fees to add funds to pay for marketing our resort. Discussion regarding revenue we would lose over time and other options available resorted in this option being tabled for now. Dennis made a motion to table the discussion on a marketing plan and Jerry seconded that motion. All board members agreed.

Our website was down due to a problem with the ownership of the domain name Steve will contact Bill Framer to have the domain name ownership changed.

Action Items:

Previous

- Dennis will work toward credit from Spectrum Cable for our previous outages.
- Jerry provided info Dennis for membership plan.
- Steve has signage being made for pool area.
- Waiting for estimates for Grill Cover project.

Next meeting:

- Steve will contact Bill Farmer regarding domain name change from his responsibility.

Board members at the Resort:

Jim Vannatta Aug 3 for three weeks

Steve Gandy Sept 14 - 21

Candy Lamel Sept 14 -28

Bud Lowack October

Adjournment:

The next Board Meeting will be Monday October 1, 2018 at 1pm. Gaylen motioned to adjourn the meeting at 2:05pm. Steve seconded the motion.

Respectfully submitted by Secretary Gaylen Cox