

**LA CASA Del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
March 19, 2013**

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

The meeting was called to order by President Dennis York at 1:00 P.M. Board members in attendance were Vicki Vannatta, Steve Gandy, Ben Harbour, Jerry Cigainero and Ray Leidig. Jerry Lamel was absent. His proxy was assigned to Vicki Vannatta as per Dennis York. Paula Northcutt, assisting in the LCDS Reservation and Accounting Office was also in attendance.

Call To Order: President Dennis York declared a quorum present and the meeting proceeded to the first agenda item.

Board Meeting Agenda:

- **Approval of Minutes:** Due to the illness of Secretary Jerry Lamel, the minutes of the February 23, 2013 La Casa Owners Meeting were unavailable for board approval. The board unanimously agreed to table the approval until a later date. Ben Harbour made a motion to set aside the election of the Executive Board Members from the February 23rd meeting. After discussion, the motion was presented to the board but was not considered for lack of a second motion.
- **Presentation of Financial Report:** Vicki Vannatta gave the Treasurer's Report. After discussion the Treasurer's Report was accepted with a motion by Ray Leidig and a Second by Ben Harbour and was approved unanimously.
- **Report on Resort Management:** Ray Leidig gave his report on the current status of ongoing maintenance and repair at the resort.

The report stated:

- All off-season maintenance, inventories and deep cleans are completed.
- The kitchen in the office has been remodeled to accommodate the two new washers and dryers, which have been installed.
- The new linens and towel have arrived with a backorder on Pillow Cases. All Unifirst linens and towels will be returned as soon as all new linens have arrived.
- A new storage shed has been purchased and installed. The purpose of the shed is cleaning product storage. The purchase was made under budget.
- Six units have been repainted.
- Handrails and non-slip mats installed in the bath tubs.
- The pool heater was replaced in January.

- Various items have been replaced including new igniters in the grills, ceiling fans and garbage disposals in some units.
- New hot tub and pool filtering system installed.

It was reported that one unit received smoke damage and will need re-painting due to a small microwave fire. The decision was made to bill the member for damages.

- **Discussion of Restriction of Owner Use of Units:** President Dennis York began a discussion on how to deal with issues pertaining to two owners. Paula Northcutt was asked to relay an incident she experienced firsthand with owner David Davidson. The discussion led to unanimous conclusion that Mr. Davidson should be invoiced for rules violations pertaining to the number of people staying in a unit. A discussion was had pertaining to owner Michael Colgan. The Board voted unanimously to reinstate the owner's family privileges provided the Colgans would consent to certain guarantees of responsibility.
- **Report on The Remodel of Unit 104:** Vicki Vannatta presented a detailed report on the remodel of unit 104 which is a design prototype for the remodel of the resort units. The Board agreed on the need to request owner feedback on likes and dislikes of the remodel. Discussion was also made pertaining to the second shipment of mattresses received in 2012.
- **Discussion of Amending Rules to Increase Room Occupancy:** The Board discussed many options, scenarios and concerns related to increasing the number of people allowed per room. Ultimately, the Board decided to table the matter until the next meeting to allow the research of Occupancy Regulations and Fire Dept. Codes.
- **Other Matters of Business:**
 - A discussion was had on the purchase by Dennis York of the property currently rented by the La Casa Del Sol reservations office. The question of a conflict of interest was discussed.
 - A discussion was had on the idea by Ray Leidig of possibly installing a video camera for surveillance of the hot tub area due to recent vandalism and inappropriate use. Ray Leidig was asked to research the cost and viability of the camera.
 - A general discussion was had about feedback from owners concerning the new mattresses installed in 2011 and 2012.
 - Ray Leidig explained the change in the LCDS checking account to simplify use by resort staff and to save monthly fees.
- **Move To Adjourn:** Motion by Vicki Vannatta, second by Steve Gandy. Meeting adjourned at 3:34
- **Executive Session:**