

**LA CASA Del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
May 14, 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.

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:** After a brief discussion, a motion to approve the minutes of the March 22nd meeting by Vicki Vannatta and second by Jerry Cigainero. The minutes from the prior meeting were approved.
- **Presentation of Financial Report:** Vicki Vannatta gave the Treasurer's Report. After discussion the Treasurer's Report was accepted with a motion from Ben Harbour and a Second by Steve Gandy. The report 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:

- Arrangements were made with the bank to avoid fees and Steve Gandy was added as a signer on the account.
- The towel & linen purchases are complete.
- A new employee has been hired for laundry processing and housekeeping.
- The repair of the Cool Deck at the pool has been delayed twice due to weather. The repairs have been rescheduled for June and will be done in sections to avoid pool closure during the peak summer months.
- The AC blower motor was replaced in Unit 107.
- A new bicycle rack will be installed in the front of the complex in an effort to keep bicycles off the porches and out of the stairwell areas. Locking devices will be made available for rental.
- A new infrared camera has been purchased and installed for the hot tub area.
- One stove and several ceiling fans have been replaced in various units. Also, several units have been repainted.

- Problems with the Wi-Fi persist. Consideration was made to allow Time Warner Cable to take over the Wi-Fi service for the complex. No final decision was made.
 - The board was advised of changes made by The City of Corpus Christi pertaining to new fire extinguisher requirements. Discussion was had as to the best way to meet the new standards.
 - A discussion was had clarifying rules and regulations regarding fees charged to owners and guests for various services and what items should be allowed on the patios and balconies of the rooms.
 - An extensive conversation was had pertaining to the safety and conduct of the resort staff in dealing with unhappy guests and patrons. The possibility of installing a security camera in the office was put under consideration. No definite decision was made.
- **Report on The Remodel of Unit 104:** Vicki Vannatta reported the remodel work on Unit 104 is almost complete.
 - The contractor has been terminated. The resort staff will complete the final details of the remodel. A discussion was had pertaining to the construction options for proceeding with the remodel of additional units.
 - A problem with the new carpet will be resolved the next week.
 - Vicki reported the feedback from La Casa owners has been very positive.
 - Opinions were gathered from Board members who had seen the unit pertaining to changes they would like to see to the remodel plan.
 - The board agreed to continue the remodel process and start the remodel of another unit.
 - **Update on The Review of Fire/Health Safety Code:** Ben Harbour presented his findings on changing the room occupancy rules while maintaining compliance with current Fire/Health Safety Codes. Options were discussed on how to correctly make changes to the Regulations and/or bylaws pertaining to room occupancy.
 - **Evaluation of New Mattresses:** Jerry Cigainero presented his findings on the new mattresses. It was determined the new mattresses meet expectations despite being from two different shipments.
 - **Discussion of Restriction of Owner Use of Units:** Dennis York began a discussion on questions from the reservation office pertaining to international owners scheduling reservations. The board agreed to allow international owners to schedule deeded week reservations via email rather than an international phone call. The board voted to decline permission to allow an additional thirty days (for a total of sixty days) for international owners to schedule IP week reservations to

compensate for potential visa complications. Clarification was made of the rules regarding the Board members IP week reservations. Clarification was made of the rules for the transfer of IP weeks with ownership change.

- **Discussion of Change of Ownership of Office Building in Weatherford:**
Dennis York has completed the purchase of the building where the reservations office is located in Weatherford, TX. He made a proposal to the Board for the rental of the office which included a small monthly rate increase and payment of half the utility costs. Mr. York excused himself from the meeting to allow the other Board members to discuss the proposal. Vice President Ray Leidig opened the discussion asking the Board about any thoughts of conflict of interests. The decision was made to investigate current square footage rental rates for comparable office space in Weatherford, TX. Jerry Cigainero will conduct the inquiry. The Board agreed to pay the rent increase until the rate comparisons had been completed. The motion was put forth by Vicki Vannatta and seconded by Ray Leidig.
- **Other Matters:**
 - Dennis York asked the Board for permission to dispute the latest tax assessment from the Nueces County Appraisal District. The latest tax assessment has increased greatly and is excessive in the opinion of the Board. President York also asked the Board for permission to explore hiring a property tax consultant to represent La Casa Del Sol in this matter.
 - In the matter of owner David Davidson, the Board voted unanimously to not reconsider or waive the fines levied for rules violations. Motion by Vicki Vannatta, seconded by Steve Gandy.
 - In the matter of owner Greg Jackson, the Board unanimously agreed to allow Mr. Jackson to retain his deeded week, but must pay a late cancellation fee. Motion by Dennis York, seconded by Vicki Vannatta.
- **Move To Adjourn:** Motion by Vicki Vannatta, second by Steve Gandy.
Meeting adjourned at 3:34
- **Executive Session:**