

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
January 16, 2017
18757 S. Highway 377, Cresson, TX**

Call to Order:

President Vicki Vannatta called the meeting to order at 1:01 p.m. A quorum was present including all Board members except for Gaylen Cox who was on her way.

Approval of Minutes from November 14, 2016

Unapproved Minutes were reviewed and approved for filing and distribution (motion made by Steve Gandy, seconded by Jerry Cigainero and, approved by all present). Approved minutes are 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:

Treasurer Gaylen Cox joined the meeting at 1:05 p.m. and presented year-to-date financial performance through December of 2016. It was noted that this report is the unaudited version, and there will be some differences in the version distributed at the Owners' Meeting in February, as those will be after the audit, and the attorney reports our performance on an accrual basis, whereas our monthly reporting is done on a cash basis. Gaylen explained that the Accounts Receivables noted on the Balance Sheet reflects fees billed but not yet paid, and the Allowance for Doubtful Accounts are those funds we expect to have to write off eventually as uncollectible. This amount should continue to decrease each year, as we proceed with foreclosure efforts on the deeds of owners who are more than a year in arrears.

Revenues for the year were slightly lower than budget, but expenses were approximately \$16 thousand less than anticipated, primarily by reigning in supplies purchases, so reserves needed to cover our operating loss for the year were less than assumed in the Budget for 2016. After further discussion, Steve Gandy moved to accept the Financial Report; the motion was seconded by Bud Lowack, and no one opposed.

Regarding the Accounting Office, Gaylen reported that one our Mexican owners called to say that because he was upset with the results of our country's Presidential election he no longer wants to pay his "membership dues". She explained to him that he is not a member, but an owner of real property, and that if in fact he wishes to sell his deed, we can help him do that.

Andy Moore reported to her that there are eight (8) owners who are Mexican Nationals but all of the others are current on their fees, so hopefully this won't be an issue with any others.

Resort Report

Vice President Steve Gandy reported that the resort was closed for two weeks for repairs and painting and some of the Board Members were on site to help with that work, including Bud Lowack, Gaylen (and Ron) Cox, Vicki (and Jim) Vannatta. There was a hard freeze and pipes to both the parking lot shower and the pool shower broke and were repaired while the Board members were there. Repairs were also made to the rusted areas on the roof not previously addressed, and Southern Painting completed their work painting the roof this past week.

Steve reported that no personnel changes have occurred since November, but that Shelly will be hiring a part-time employee to take over the work of Sarah while she is out on maternity leave, and this employee will go through deep cleaning training at that time. In order to conserve on utilities, and free up units for deep cleaning, reservations are being made mostly on only one building at a time during the slow season.

When security cameras were removed for painting, about half weren't working and we need to replace those. Steve estimates the cost to be about \$1000 to replace with similar cameras, but he has researched other security systems (costing between \$5 thousand and \$15 thousand) which will include better equipment and more video memory and we need to make a decision on how to proceed before the resort fills up for Spring Break. One option, costing about \$5200, which includes eight (8) vandal-proof long range domes and eight (8) bullet zoom cameras, sealed against the elements, and including free maintenance for 5 years was attractive to all. Jerry Cigainero asked Steve to see if there is any history with the Better Business Bureau before going forward with the purchase, and Steve agreed to do so.

Other Business:

Owner charged for excessive cleaning:

Gaylen asked how much video memory we have currently, and Steve said only as much as six days of history. Gaylen reported that she is having an argument with an owner who was charged for excessive cleaning (of dog hair) in her unit after she checked out. The lady doesn't want to pay the extra cleaning fee. Gaylen told her she is lucky that we don't charge her \$700 for having an animal there against the rules. Her excuse to Gaylen was that her two small dogs spent the entire week in her car in the parking lot (which is also against the rules) and that when she came into the unit from the car the dog hair was transferred onto the furniture at

that time. Gaylen was hoping to get video of her bringing the dogs into the unit itself, but at least she will get her to pay the excessive cleaning fee.

Newsletter Assembly

After asking availability of helpers to assemble the newsletter for mailing, Candy Lamel set the date and time for meeting to fold, tape, address and stamp the Winter Newsletter with the Proxy insert so that owners will have 4 full weeks to respond to the newsletter and mail their proxies in time to have the office confirm their eligibility to have their votes counted.

Action Item Summary:

- Candy Lamel will complete the newsletter and proxy, have them printed this week, and provide the printed newsletters to the assembly meeting. Gaylen Cox will provide the stamps and Andy will provide the address labels. Jerry Cigainero and Bud Lowack plan to assist in the assembly efforts.
- Steve will research further the security system company discussed so an electronic vote can be done by the Board on how to proceed.
- Gaylen will bring doughnuts, coffee, etc. as refreshments to the Owner's Meeting and Candy will provide the file box with proxies received from owners.

Who's at the Resort when?

Bud Lowack is interested in getting his son to be at the resort in March to check on the issues with the Wi-Fi, and was told to confirm availability with Andy before leaving the office. No one else currently has plans to be at the resort until after the next time we will meet.

Adjournment

This meeting was adjourned at 2:22 p.m. and the next Board meeting will be set after the Annual Owners' Meeting on February 25th.

Respectfully submitted by Secretary Candy Lamel
Approved for filing and distribution on March 21, 2017