

La Casa del Sol Council of Co-Owners
Board of Directors Meeting
January 9, 2020
18757 S. Highway 377, Cresson, TX
******Approved Minutes******

Call to Order:

President Jim Vannatta called the meeting to order at 12:59 p.m. Also present were Vice President Steve Gandy, Secretary Gaylen Cox, Treasurer Dennis York, Directors Bud Lowack and Jerry Cigainero. Candy Lamel was not present but provided Steve Gandy with her proxy.

Approval of Minutes from Meetings of October 15, 2019 and November 12, 2019:

After review of minutes submitted by Secretary Gaylen Cox, for the meeting of October 15th and November 12th, Dennis York made a motion to accept the minutes as presented, Steve Gandy seconded the motion, and the minutes were approved.

Financial Report:

The Financial Report was prepared and distributed to the Board members by Treasurer Dennis York. Finances are about \$1800 off the projections of the budget. Expecting \$30,000 check from insurance company for final disbursement, which has been approved and should be in the mail soon. A list of accounts for foreclosure were distributed by the Treasurer. Dennis expects to file foreclosures this summer in Nueces County. Jackie Collins worked to get our property taxes to \$38,000 for this year, which is down from the previous year. The property value for insurance renewal was distributed to the board for review. Dennis request the Board consider leaving the values as presented and proceed with bid request for renewal. The Board agreed with property value presented. A motion to accept the Financial Report was made by Steve Gandy. Gaylen Cox seconded the motion and it passed unanimously.

Resort Report:

Steve Gandy, Vice President, reported that the resort had high occupancy during the holiday season. As per usual, Steve requested all the winter reservations be assigned to one building to allow for deep cleaning of the other building. There are no recent personnel changes and the office will be closed on Sundays until spring break in March. A recent bed bug scare was handled by the exterminator and recommendation to cover all mattresses with protectant covers will be handled by the staff. We have had no other reported incidents of this type and this appeared to be isolated. A new Support Animal incident has been handled by Steve and Dennis recommended the owner receive a warning regarding the support animal. Winter Texan rates have been corrected on the website to show the full rate without a separation of the cleaning fee. The repairs and upcoming maintenance include units deep

cleaned, replacement of “Can’t Slam” on pool gate, grill ignitors, electrical panel, stucco repair and parking lot light fixtures.

Dennis York made a motion to accept the Resort Report. Jerry Cigainero seconded the motion and the entire Board approved.

Other Business:

Dry Valley to do scupper/downspout work per our previous discussion. Dennis will call to check status of the repairs and advise the Board. Per David Lee, the repairs will be covered by our insurance as part of our existing claim.

Service Animal policy and ESA certification was discussed. Jim is working to determine what is required for ESA approval and if the certificate will be accepted by LaCasa Resort in the future. If it is determined that the website is not a valid site for distributing certificates for Service Animals Dennis will report the problem to the government agency that regulates. He will also confirm with our attorney if we can enforce a ban with problem animals. Jerry suggested the policy for Service Animals be posted on the first page of our website for all to see.

Dennis requested we pay to have newsletter printed, folded, and stamped. The Board agreed. Gaylen will advise Candy to forward the file when completed.

Who will be at the Resort When?

Steve Gandy – January 17th and February 21st

Next Meeting:

The next meeting will be Tuesday, March 24th, 2020 at 1pm. The Annual Owners meeting will be Saturday, February 29, 2020.

Adjournment:

This meeting was adjourned at 1:55pm after Jerry made a motion and Steve seconded the motion.

Respectfully submitted for approval by Gaylen Cox