

**LA CASA del SOL COUNCIL OF CO-OWNERS
ANNUAL OWNERS MEETING**

February 22, 2014

Seashore Middle Academy, 15437 SPID, Corpus Christi TX 78418

*******UNAPPROVED MINUTES*******

The meeting was called to order by President Dennis York at 1:15 P.M. Board members in attendance were Vicki Vannatta, Candy Lamel, Steve Gandy, Jerry Cigainero, Ben Harbour and Ray Leidig. Resort Manager Mikel Bilano was also present, as well as Andy Moore, who is in charge of Reservations at the Weatherford Office.

Board Meeting Agenda:

- **Call To Order:** At 1:15 PM, President Dennis York called the meeting to order, and had the board introduce themselves to the crowd in attendance.

- **Approval of Minutes - Annual Owners Meeting - February 2013:** Secretary Steve Gandy asked for any questions pertaining to the minutes from the February 2013 Annual Owners Meeting. There were no questions from the owners present so a motion to approve the minutes was made by Lindy Roberts and was seconded by an owner Bill Neal. The minutes from the February 2013 Owners Meeting were approved unanimously.

- **Presentation of Financial Report:** Treasurer Vicki Vannatta gave the 2013 Financial Report. The report stated:
 - LCDS's budget is presented on a cash in, cash out basis.
 - Overall, LCDS took in more than was spent in 2013.
 - Cash flow was strong with a little more than \$430,000 in cash and CDs.
 - Projected revenues for 2014 are expected to be about \$532,500.00.

There were questions pertaining to the projected increase in board expenses for 2014. Vicki explained these are due to board travel expenses, as well as trips she will be making during 2014 for the additional remodeling projects.

She also explained the new laundry service at the resort, which moved expenditures from outside services to staff expenses. LaCasa has purchased it's linens, towels and sheets and are doing them in house. An employee has been hired to do primarily only laundry.

Dennis explained the condo's decision and need to hire a property tax consultant to assist in handling the property tax issues for 2013, and recommended her services be continued in 2014. The savings she negotiated were substantial to LaCasa, and the board was pleased with the services. The taxes due to Schlitterbahn's construction are expected to be an ongoing battle we will need to continue to fight.

Maintenance Fee increases were of concern to attending members. Dennis sighted remodeling costs, and older owners wanting to deed back their weeks. The increase was necessary to maintain operations, at the same time renovating the resort for all the owners to enjoy.

The board will review the bylaws as they relate to the Annual Owners Meeting's location. Attendance was very low at this year's meeting, as compared to the Dallas meetings. There was interest in having the future meetings in the Dallas area to better serve the majority of owners. If it is not in the bylaws, the location can possibly be changed. The board will check on this possibility.

Owners opened discussions on lowering insurance rates and electric costs. Deregulation has expanded options for electric services, LaCasa changed it's service from CPL to TXU, locking in a three year rate of 7-8%. The insurance rates may be effected by the new non-smoking policy adopted by the resort. The board will check with the insurance provider to see if this effects our policy pricing.

The accountants copy of the budget was made available for review.

After discussion the Treasurer's Report was accepted with a motion from owner Pete Swan and seconded by owner Carol Lough. The Financial Report was approved unanimously by the owners.

- **Report on Resort Management:** Ray Leidig gave his report on the current status of ongoing maintenance and repair at the resort.

The report stated:

- LaCasa is now in the laundry business.
- Two new full time employees have been added.
- Handicap compliant handrails have been installed in every bathtub.
- Comfort height commodes will be installed as replacement warrants.
- The grill system needs to be replaced. Stand-alone grills will be provided until the grill area is repaired.
- Two units are being remodeled #110 & #113.
- LaCasa del Sol ball caps are now for sale at the resort.

LaCasa added two new full time employees, one to do the laundry, and help with housekeeping. The other is a full time maintenance man added to help with the renovations.

Approximately half of all the units have been repainted. The new design features are being replaced in units as maintenance is needed. The pool decking is due to be painted, and will be done as soon as weather permits.

- Dennis asked for a motion for the owners to approve the actions of the officers and the board, for the last year's business. Motion to approve the actions of the board was made by Rose Swan and was seconded by Ron Cox. The motion was approved unanimously.

- Election of Board Members:

There were three applicants running for two positions open on the board. Mary Lopez, an owner from San Antonio, is seeking her first term on the board. Vicki Vannatta and Ray Leidig are running for a second term. Vicki Vannatta is currently Treasurer, and Ray Leidig is vice-president, and is in charge of resort operations. The applicants introduced themselves to the owners and shared their visions for LaCasa's future. Candy Lamel and Lindy Roberts gathered the ballots, Gaylan Cox & Steve Gandy adjourned to help count the ballots.

- Dennis York Addressed the Owners:

President Dennis York addressed:

- Updates on the units. The goal is to complete 2 or 3 units every year. We are on a program to spend about \$20-30,000.00 per year to upgrade the units to attract new owners. Increasing ownership will help maintain costs without the need to increase maintenance fees. The board feels the renovations will go a long way in accomplishing this end.
- LaCasa recovered approximately 100 deeded weeks through foreclosure in 2012. Plans are to recover another 50 delinquent units this year, notices are going out soon to start that process.
- There are currently 250-300 1 bedroom units available for transfer at this time. A current list will be published on the LaCasa website.
- The board may consider a "Return Program" for owners over the age of 75. An allowance may be made for those on a limited income, who are no longer able to use their units. The board may let an owner return

- their unit to LaCasa, without penalty, for a fee of \$250.00. Further discussion is required by the board before action is taken.
- Handicap compliance continues to be an issue at LaCasa. Information regarding the limited access to LaCasa will be posted in detail on the new website.
 - A new NON-SMOKING policy is now in effect at LaCasa. All units are now non-smoking. Smoking is permitted on the grounds, but NOT in the rooms. There will be a \$250.00 fine for smoking in the units. At this time E-Cigarettes are also included in this ban. The board is checking to see if this non-smoking policy has any effect on our insurance rates. It is possible rates may be less for a smoke free facility.
 - LaCasa has a new website. It is in production and should be live shortly. This will be the resort “go to” for information on condo activities, units available and current events. This user friendly site will keep owners connected when away from their home away from home.
 - The drawing was held for the free IP week. The attending owners drawing went to Gaylen and Ron Cox, non-attending owner IP went to Jerald & Judy Wall.
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- **The New and Outgoing board:**
 - Two new board members were elected. Vicki Vannatta & Ray Leidig were reelected to the board for another 3 year term.
 - There will be 3 positions open for the board next year. Those seats are currently held by Dennis York, Ben Harbour and Jerry Lamel. (Jerry’s wife Candy is finishing his term due to his medical condition). Candy can run for election next year as a candidate.

 - **Other Matters of Business:**
 - Candy made a statement from her husband, outgoing board member, Jerry Lamel. He regrets his inability to complete his term and thanks the owners for electing him to the board. He has enjoyed the time he has served, and continues to care about the operations of LaCasa.
 - Update on Schlitterbahn - The project is progressing, however the 2012 open date has been pushed back several times. Opening is still projected to be 2014. A marina has been approved for the bay inlet behind the condo. The concern is the increased boat traffic behind the condos, and the effect it will have on our waterway. The marina has been approved, although no timeline has been determined.

- **Meeting Adjourned**
Jim Vannatta motioned to adjourn the meeting, Rose Swan seconded,
The meeting was adjourned.