

La Casa del Sol Council of Co-Owners, Inc.
Board of Directors Meeting
September 14, 2021
18757 S. Highway 377, Cresson, TX 76035
APPROVED MINUTES

Call to Order:

The meeting of the La Casa del Sol Council of Co-Owners, Inc. Board of Directors was called to order by Jim Vannatta, President at 1:08 p.m. on Tuesday, September 14, 2021. The following directors were present: Bud Lowak and Dennis York. Jim Vannatta, Donna Kelly, Derrick Richardson and Randy Bales attended by Zoom Meeting. Bud Lowak held Jerry Cigainero's proxy for the meeting

Approval of the Minutes from the meeting of August 10, 2021

The minutes of the August 10, 2021 meeting were previously approved by an email vote of the board. Approval was unanimous.

Financial Report:

Dennis York, Vice President and Treasurer presented the financial statement for the period ended August 31, 2021. A general discussion of the financial statement was conducted. Dennis York informed the board that maintenance costs were up slightly over budget due to replacement of several appliances, air conditioning repairs and rework of the front entry to the resort. Otherwise, income and expenses are pretty much in line with the budget. There being no further discussion of the financial statement, Bud Lowak made a motion to approve the financial report. Randy Bales seconded the motion, which passed unanimously.

Resort Report:

Dennis York, Vice President and Treasurer presented the resort report prepared by Rachel Drake, the resort manager. Rachel reported that a number of maintenance items had been addressed, some new appliances had to be replaced and that the parking lot had been thoroughly cleaned and weeds removed. The staff is working well together and there have been many compliments on the operation of the resort and staff. Attached and made part of these minutes is Rachel's report. Derrick Richardson made a motion to approve the resort report which was seconded by Randy Bales. The motion passed unanimously.

Other Business:

Jim Vannatta requested financial information on the down spouts and scuppers that were replaced after hurricane damage. The information will be supplied to the independent adjuster in hopes that TWIA will finally agree to reimburse La Casa for the additional costs remaining unpaid. The bills total approximately \$38,500. No further action was required.

Who's at the resort and when:

Jim Vannatta, 2 weeks in September
Derrick Richardson, currently at the resort
Bud Lowak, week of October 8, 2021

Next meeting date:

Tuesday, October 17, 1 p.m. at the Cresson reservations/accounting office. This meeting will be the budget meeting for 2022.

Adjournment:

There being no other business to come before the board and after motion made by Randy Bales and seconded by Derrick Richardson, a vote was unanimous to adjourn the meeting. The meeting adjourned at 1:49 p.m., September 14, 2021.


Dennis P. York, Assistant Secretary for La Casa del Sol

Overview

The resort staff has gotten numerous compliments from our owners and guests. We have been working hard to prevent maintenance issues within the room prior to check-in.

Resort Personnel Changes

- Our head housekeeper, Aracely is going to be out for a month or two due to a spinal injury. With the slow season approaching, we will not be hiring on a new housekeeper in her place.

Repairs, Replacements & Other Projects

- The bathtub and sink in 112 got re-epoxied.
- Kevin replaced a valve in 112 shower to make the handle easier to turn.
- The heater to the pool has been replaced.
- The doorframe for 103 was repaired.
- The bathtub in 106, 201 and 202 has been re-caulked.
- A guest (Earnie Blasingame) had generously donated 2 higher sitting brand new toilets as well as all the materials for the toilets. Kevin has installed the toilets in 108 as requested by our guest.
- A leak that was in control of unit 108 water shut off was fixed.
- Numerous rooms have received trim painting has been done.
- The garden near the boat slips have been de-weeded. Weed prevention fabric has been laid down, along with mulch.
- Kevin fixed a range that had a huge burn. He utilized appliance proxy to make the range look newer.
- A new and updated guest directory has been made.
- The security gate has been updated to where we should not have problems with the gate slamming.

- The beds in 106, 202 and 203 were all broken. Kevin fixed the box spring to where the guests do not sink in the middle.
- 107 had a screen to an upstairs window that was not secure. Kevin solved this issue.
- The doorbell in 113 was fixed.
- The towel rack in 206 was resecured onto the door.

Future& Current Projects

- The wooden fixtures near 108 will be repainted.
- We are in the process of figuring out what the utility boxes are in the front parking lot. If the wires in the boxes are useless, we will remove them and make the front of the property look wonderful.
- The under-water lights company is waiting on a part to fix the far-right light in the water off the dock.
- We would like to re-epoxy the tub and sink in 203. That unit looks very similar to how 112 looked.



