LA CASA DEL SOL COUNCIL OF CO-OWNERS, INC.

Board Meeting Minutes

Tuesday, October 11, 2022, 1:00 P.M.

18757 S. Highway 377, Cresson, TX 76035

1. Call to order at 1:01 p.m. by President Jim Vannatta on Tuesday, October 11, 2022, with Board Directors Jim Vannatta, Bud Lowack, and Bill Gunn in attendance in Cresson. Directors in attendance by ZOOM are Donna Kelly, Dennis York, Jack Luna, and Derrick Richardson.
2. Approval of the minutes of the board meeting Tuesday, September 6, 2022, by Bill Gunn.
   1. After minimal discussion, Derrick Richardson moved to accept the minutes, with a second by Donna Kelly. The minutes were accepted unanimously.
3. Presentation of financial report & reservation office by Dennis York.
   1. York informed the Board that Maintenance Fee Collection YTD ($286,793) is less than YTD Budget expectations (#358,875) on the P & L.
   2. York informed the Board that Condo Income YTD ($387,663) is less than expected ($469,175) on the P & L.
   3. York informed the Board that we are over on Payroll Taxes YTD under Staff Expense compared to YTD Budget.
   4. York informed the Board that we are over on Total Supplies YTD ($34,518) versus the YTD Budget ($29,050) due to the purchase of needed new computers.
   5. York informed the Board that we are under on Total Maintenance and Repairs YTD ($76,259) versus YTD Budget ($122,350) due to unspent assessment collections.
   6. After discussion, Derrick Richardson moved to accept the financial report, with a second by Bill Gunn. The financial report was accepted unanimously.
4. Report on management of the resort – Jack Luna.
5. Resort Personnel Changes
   1. Rachel is now gone
   2. We hired Florencio (JR) as assistant maintenance.
   3. Brittany is now working only Fridays and Sundays due to a CNA program she is in for school.
   4. One of our housekeepers, Jasmine, is going to work in the laundry room 2 days a week to fill in for Brittany.
6. Repairs, Replacements & Other Projects
   1. Kevin replaced the front door lock for unit 206.
   2. Kevin fixed the dryer in 201 and 206.
   3. Kevin fixed the shower valve in 109.
   4. Kevin fixed the front door in 213.
   5. Kevin fixed the fill valve in 113.
   6. We replaced the dishwasher in 213.
   7. We had to fix the front gate.
   8. Rachel pulled weeds and trimmed up trees to improve the sidewalks.
   9. The filter line dryer was replaced in both 205 and 210.
   10. Kevin had to replace the hose bib for the hose at 102.
   11. BTE electric completed the electric rewiring on top of the roof.
   12. Rachel, Kevin, and JR began to install 7 windows in unit 107. This project will be completed by 9/30.
7. Future Projects
   * 1. Adding underwater light.
     2. We need to replace the sliding mirror doors in 112.
     3. Kevin and JR are going to replace the pool filter sand after the windows are replaced in 107.
8. After discussion, Bud Lowack moved to accept the resort report, with a second by Bill Gunn. The resort report was accepted unanimously.
9. Review of action items.
   1. Windows status.
      1. See Resort Report above
      2. Window installation of #107 should be completed by 09/30/2022.
      3. Recommendation made but not voted on to replace all remaining windows in the resort. The idea was tabled for another meeting when funding could also be discussed.
   2. A/C wiring issues on the roof were repaired by BTE Electric.
   3. Pool repair quotes not explained yet.
      1. Temporary fix made (leaks around the skimmers)
      2. No itemized list left of what the actual repairs were completed
      3. No itemized list of what needs to be done in the future
      4. No pricing information left
10. New Business?
    1. Budget for 2023.
       1. Resort has lost 22 one-bedroom unit owners since October 2021
       2. Time limited the discussion on options to increase ownership
    2. Revised documents.
       1. Time was spent reviewing and revising LCDS Rules and Regulations section by section:
          1. Definitions
          2. Unit Occupancy
          3. Owners and Guests
          4. General Resort Rules
          5. Deck, Pool, & Parking Lot
          6. Owner and Guest Responsibilities
          7. Pet and Service Animals
          8. Reservation and Payment Information
          9. Deeded & Interval Weeks
          10. Interval Plus Weeks (IP)
          11. Owner-Sponsored Interval Plus (OSIP)
          12. Comp IP
          13. Non-Registered Guests
          14. Winter Texans
       2. Final revisions to be made by Derrick Richardson for distribution to Board members for final review
    3. New Resort Manager search
       1. Resumes being reviewed by Jack Luna, Dennis York, Bill Gunn, and Jim Vannatta
       2. Jim Vannatta will invite candidates to the resort for interviews in the week of 10/17/2022
       3. Jim will cancel the Zip Recruiting posting
    4. Onsite smoking.
       1. Both Pros and Cons were discussed on banning all smoking anywhere on LCDS property
       2. After extensive discussion, Dennis York made a motion to maintain the current Smoking Policy. Bill Gunn seconded the motion. The vote was 4 to 2, with 1 absent (Donna Kelly), to maintain the current Smoking Policy.
11. Who’s at the resort when?
    1. Jim Vannatta the week beginning Friday 10/14
    2. Jim Vannatta the week beginning Friday 10/21
    3. Donna Kelly the week beginning Friday 10/14
12. Set a date/time for the next meeting.
    1. Next Board Meeting will be November 22, 2022, @ 1:00 p.m. @ Cresson office
13. Adjournment.
    1. Jack Luna moved to adjourn the meeting and was seconded by Bud Lowack. The vote was unanimous, and the meeting adjourned at 3:01 p.m.
14. Executive session of Board of Directors if required.

Respectfully submitted by Bill Gunn, LCDS Secretary