

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
October 24, 2018
18757 S. Highway 377, Cresson, TX**

*****APPROVED MINUTES*****

Call to Order:

President Jim Vannatta called the meeting to order at 12:59 p.m. A quorum was present including Vice President Steve Gandy, Treasurer Dennis York, Directors Jerry Cigainero and Bud Lowack. Candy Lamel was absent and had assigned her proxy to Jim Vannatta for purposes of voting at this meeting.

Approval of Minutes from October 1, 2018:

The minutes from the previous Board Meeting were reviewed and approved unanimously with no corrections. Motion for approval was made by Dennis York and seconded by Steve Gandy.

Financial Report and Reservation Office:

Treasurer Dennis York provided year-to-date performance through September 1, 2018, for all board members to review. Report is self-explanatory, and no questions presented by the board regarding the report. Bud and Jerry questioned keeping track of Board Members work when visiting resort on Cond Business. Per Dennis, tracking done by the reimbursements via Expense Reports. No other tracking needed. Jerry agreed to do benchmarking for housekeeping rates at other resorts in the area on his next visit to the resort. Gaylen moved to accept the Financial Report and the motion was seconded by Steve and approved by all.

Resort Report:

Overview:

Steve reported that the Resort occupancy is about 50% for remainder of October and November but falling considerably Thanksgiving weekend. Rainfall and seasonal high tides have not resulted in any issues. There have been no personnel changes since the last report.

Resort Status:

All units are currently operational except #103, which is down for air conditioning issues until roof repair. The new binders are completed and in the units. The bathroom project for unit 206 has been completed. There are chronic air conditioning issues with unit 108, but the unit remains in operation.

Upcoming Projects:

- Repair and upgrade bathrooms in several units with soft flooring, cracked tubs and loose fixtures.
- Hide Spectrum cable wires in the units.
- Replace transition strips at entry of each unit
- No major projects scheduled until after 2019 budget and roof repair cost are firm.

Future Projects:

- Unit 209 will have the spongy floor repaired.
- The docks and decks will be sealed and weatherproofed during resort closure in January.

A motion to accept the Resort Report was made by Dennis York, seconded by Bud Lowack, and all agreed.

2019 Budget:

The Board had extensive discussion regarding the 2019 Budget. To balance the budget and include purchase of new beds for each unit, the Board agreed to include a Special Assessment of \$165.00 for each owner, no increase in maintenance fees and expected additional payments from the insurance company after roof work completed. Jerry questioned if the Maintenance Fee and the Special Assessment will be billed at the same time. Dennis agreed that the billing will be at the same time but on a separate statement. It was agreed that the Special Assessment will be due by February 28, 2019. Dennis made the motion to accept the proposed budget and Gaylen seconded the motion. The vote was unanimous to accept the proposed budget.

Other Business:

- Dennis distributed the current fee structure used by the Reservations Office. He requested that the office be kept informed of changes or special arrangements regarding sales promotions and changes.
- Dennis made a motion to use Dry Valley for our roof replacement and Total Assurance for our Air Conditioning replacement. The motion was seconded by Steve Gandy and unanimously approved by all.
- The Board agreed that the Resort shutdown dates are currently January 7, 2019 thru February 7, 2019 for roof and air conditioning repairs.

Action Items:

- Steve will send soft copy of new binder to the Reservations Office.

Who will be at the Resort When?

Gaylen Cox – December 21, 2018 for one week

Next Board Meeting:

The Board will meet Tuesday November 27, 2018 at 1pm at Cresson Office.

Adjournment

Dennis made a motion to adjourn the meeting and Steve seconded the motion. Meeting adjourned at 2:45pm

Respectfully submitted by Secretary Gaylen Cox