

**La Casa del Sol Council of Co-Owners  
Board of Directors Meeting  
June 27, 2016  
18757 S. Highway 377, Cresson, TX**

**Call to Order:**

President Vicki Vannatta called the meeting to order at 1:00 p.m. A quorum was present including all Board Members: Jerry Cigainero, Gaylen Cox, Steve Gandy, Ben Harbour, Bud Lowack and Candy Lamel. Assistant Treasurer Dennis York was also in attendance.

**Approval of Minutes from May 9, 2016:**

Secretary Candy Lamel had emailed unapproved Minutes to all prior to the meeting. A motion to accept the minutes was made by Gaylen Cox, seconded by Jerry Cigainero and accepted by all. Approved minutes will be emailed by Secretary Candy Lamel to the Accounting and Resort offices for filing, and to Steve Gandy to post them to the website for all owners' reference.

**Presentation of the Financial Report and Reservation Office information:**

Treasurer Gaylen Cox reviewed year-to-date financial performance. Revenues continue to outpace the Budget, perhaps in part due to timing of owners' payments, and year-to-date expenses are below budget at this point also.

Gaylen reported that that 31 deeds were foreclosed upon at the Nueces County courthouse and that the process has been completed to return those to the Association's inventory, available for sale. There are currently 17 owners who are late, with no payments received this year, so those will be sent notices that foreclosure will be pursued at the first of the year.

Assistant Treasurer, Dennis York, indicated that we still have heirs of deceased owners who haven't transferred the deeds to their own names, but have been paying the annual fees and visiting the resort. He believes these are in the neighborhood of about two dozen, and Galen says she will get a list of exactly how many and who have been approached to resolve the situation. So far this year, 10 owners have deeded back, 5 deeds have been transferred to new owners, and 4 units have been sold to new owners.

Candy Lamel moved that the Financial Report be accepted, Steve Gandy seconded, and the motion passed unanimously.

**Resort Report**

Vice President Steve Gandy reported that the resort is completely full until the school year begins in late August. It has been a bad summer for AC units and AC repairs. The resort was

burglarized on June 11<sup>th</sup>, with small tools taken from the shed on the north side of the building. Steve knows who it is and there is video of the culprit. A report was filed with the police, who also took finger prints and did a thorough investigation, but the wheels of justice turn slowly.

Chad Thornton was hired in May as the second maintenance person. He had previously worked under Chet at the El Constante Condominiums. Unfortunately, he (Chad) is in the hospital undergoing dialysis now, and we will probably need to look for a new maintenance person soon. Sara Montello's husband has agreed to come lock the pool gate each evening through the summer.

Completed projects include replacement of the sand filter on the pool, the stove was replaced in unit 210, the dryer in unit 108 was repaired, the replacement hot tub cover was installed, and Shelly ordered new towels and linens to replace worn and missing ones.

The lower deck (step-down deck) area on the main fishing pier will be replaced soon, requiring that pier to be closed for a couple of days. The wood is rotted and soft. Jerry Cigainero noted that there are also loose boards that can just be tightened up on the deck itself, and Steve said he will have Chet tighten those right away, and that Chet can also do the work on the lower deck area himself. When that is scheduled, the office will be told so that owners visiting can be alerted to the interrupted use of that pier. They still can fish off the other two piers and also off the sun deck.

#### **Insurance: Wind coverage and Roof repairs**

Dennis York reported that we have been given a few weeks extension by the insurance company so we can determine how to deal with the needed roof repairs. He's asked for a quote from an outside company to get wind coverage just until we can get this resolved. He noted that fixing the problems doesn't mean replacing everything.

Steve said a lot of companies won't do repairs, only replacements, and about half of those don't even do standing seam roofs anymore. A long discussion followed, including a suggestion that we go with Hardy Board when the roof is repaired, but that we have time to discuss, since we won't do a total replacement until at least January, when the resort is not very full.

#### **On-going Discussion about moving units in 2016:**

Steve mentioned two issues with moving units this year: The first is the issue of no IP weeks with the purchase of a 2-Bedroom unit, which seems to be a game changer. The second is the inability to take payment on the spot, as interested people there have on occasion offered a credit card, and we have to tell them to call the office in Cresson to complete the transaction. After further discussion and agreement, Vicki authorized set-up of a PayPal account at our bank there, and also Gaylen said she will make available a sales packet for visitors to fill out to

process a sale via credit card purchase. And all agreed to reinstate the 2 IP weeks included with the sale of the 2 BR units in the future (reversing the rule instated previously).

### **Other Business**

Jerry Cigainero returned recently from a week at the resort and had a list of issues to discuss. He noted the parking permit has the unit number on it, and all agreed that it should not, nor should the key fob for unit keys have the unit number on it. A code has been used in the past and should be used again. He questioned the hooks on the trees and Steve explained they are to be used only for when stringing the hose during hand watering to protect the plants, and are not for storing of the hose. Boards on the fishing pier need tightening (as addressed earlier). Employee parking in the boat parking spaces encourages others to park there as well. Steve said this has been stopped. Limiting of paper products was discussed. Many visitors don't bother reading the book to see that they are expected to provide their own after depletion of the initial quantities supplied in each unit. He also passed on a request from an owner about the possibility of breaking open two one-bedroom units with a lock-out door between. Jerry questioned the check-in procedure of copying drivers' licenses, and a discussion about security ensued. Consensus was to continue copying of drivers' licenses (or other photo identification) so we know who is supposed to be on property, enforce the rule that all guests need to be registered in the office, and return to use of wrist bands, as that has become pretty common at resorts these days, to be able to easily identify who does, or does not, belong on the property.

### **Action Items:**

Gaylen is to gather information on deceased owner' heirs using the resort who need to transfer the deed to their names.

Steve is to concentrate on Hardy plank when considering quotes for eventual roof replacement.

Dennis is to follow up with the wind insurance carrier.

Gaylen and Steve are to set up a PayPal account with a link to the website and put together packets to be available on-site at the resort for processing sales on the spot.

### **Who's at the Resort when?**

Board members planning to be at the Resort in the future are as follows:

July 8 – 15	Gandys and Vannattas
July 15 – 22	Steve Gandy
Aug 5 – 12	Ben Harbour
Sept 16 – 23	Lamels
Sept 23 – 30	Lamels, Gandys and Vannattas
Oct 21 – 28	Lowacks, Gandys and Ben Harbour

**Adjournment**

President Vicki Vannatta scheduled the next Board Meeting for Monday, August 22, 2016, beginning at 1:00 p.m., and this meeting was adjourned at 3.18 p.m.

Submitted by Secretary Candy Lamel  
Approved for filing and distribution August 22, 2016