

**LA CASA DEL SOL COUNCIL OF CO-OWNERS
Board of Directors Meeting
October 25, 2012**

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

- **The meeting was called to order by President Dennis York at 11:00 A.M. Board members in attendance were Vicki Vannatta, Jerry Lamel, Lindy Roberts, Ray Leidig and Ben Harbour. Paula Northcutt was absent. Lindy Roberts had the Proxy for Paula. President Dennis York declared that a quorum was present and the meeting proceeded to the first Agenda Item.**
- **The Minutes of the July 31, 2012 Board Minutes were read and a motion to Approve the minutes was made by Ray Leidig and Seconded by Vicki Vannatta. The Minutes were approved by a vote of five to zero with Ben and Paula's proxy abstaining..**
- **Vicki Vannatta gave the Treasurer's Report. After discussion on the level of Resort Supplies expenses and a year over year decrease in payments of Maintenance Dues the Treasurer's Report was Accepted with a motion by Jerry Lamel with a Second by Lindy Roberts and approved unanimously.**
- **Ray Leidig, Board Liaison to and Supervisor of the Resort Manager, gave the Resort Report. The items completed per Ray's report were:**
 - **Janine Mangan was hired as the Assistant Resort Manager.**
 - **Zachary (Zack) Howard was hired to fill the part time Maintenance position replacing Brian Hough.**
 - **The new Hot Tub has been installed.**
 - **The Sand Filter for the Swimming Pool has been replaced at a cost of \$1200.**
 - **Progress continues on carpet shampooing and deep Cleaning of the Units.**
- **A discussion on the continued use of our current Linen and Towel Service Company concluded with the Board asking Ray Leidig and Paula Northcutt to investigate Laundering Providers if we were to purchase our own Towels. Ray was unclear that he along with Paula Northcutt had responsibility and no updated status was available. Ray will continue to investigate options and potential vendors.**
- **The Board reviewed the proposed language amending the Rules and Regulations pertaining to RV parking. The motion to approve was made by Jerry Lamel with a second by Vicki Vannatta. The following language was approved by a vote of four in favor and two opposed with one abstention:**
- **The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors.**
 - **Recreational vehicles exceeding the size of a normal parking space shall not be parked on the LCDS parking lot. The parking lot use is limited to cars, motorcycles, pick-up trucks and boat trailers less**

than 26 feet in length. Boat trailer space is limited so advance reservations are required. If boat trailer space is unavailable, trailers shall be parked on the street

- No electrical or water hook up is allowed except boat batteries which may be recharged at the designated electrical plugs. The charge for this is \$3.00 per day.
- No animals of any kind are allowed to stay in any vehicle parked on the LCDS parking lot.
- The Meeting was adjourned at 11:47 A.M. and reconvened at 12:12 P.M.
- Upgrades to each of our units were discussed and a multi-year approach was decided upon with 3 to 4 units being upgraded per year. Upgrades to begin in 2013 with one two Bedroom and three one Bedroom units being Upgraded.
- Vicki Vannatta presented her proposal for the Annual Budget for 2013. After much discussion the Board set the 2013 Maintenance Fees at \$580 for a one bedroom unit and \$665 for a two Bedroom unit. A full itemized Budget as discussed by the Board will be finalized by the Treasurer and circulated to the Board for a vote by email. The finalized details were approved by an email vote.
- Meeting was adjourned at 1:45 P.M.

**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
July 31, 2012**

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

The meeting was called to order by President Dennis York at 1:00 P.M. Board members in attendance were Paula Northcutt, Vicki Vannatta, Jerry Lamel and Ray Leidig. Ben Harbour and Lindy Roberts were absent. Ann Rolan, the LCDS Reservation and Acc't Office Manage and Kay Fox, an Owner was also in attendance. President Dennis York declared that a quorum was present and the meeting proceeded to the first Agenda Item.

- The June 05, 2012 Board Minutes were read and a motion to Approve the minutes was made by Ray Leidig and Seconded by Paula Northcutt. The Minutes were approved unanimously.
- Vicki Vannatta gave the Treasurer's Report. After discussion the Treasurer's Report was Accepted with a motion by Paula Northcutt with a Second by Jerry Lamel and approved unanimously.
- The President then asked to reorder the Agenda and a discussion of the Rules and Regulations to clarify the use of the resort by siblings of Deeded

Week Owners as it relates to Interval Plus week usage was initiated. A motion made by Jerry Lamel and Seconded by Vicki Vannatta allowing siblings to use Interval Plus weeks as long as the Deeded Owner as also staying at the Resort. The rule change was approved by an unanimous vote of the Board. The Secretary was asked to draft language to this effect present it to the Board at their next meeting for their approval

- **Ray Leidig, Board Liaison to and Supervisor of the Resort Manager, gave the Resort Report. The items completed per Ray's report were:**
 - **Handicap Parking Spaces were increased to four.**
 - **The Property was designated as Tobacco Free for Employees (and contractors). A Designated Smoking Area will be provided to for the use of these individuals.**
 - **A Safety Ladder on the Covered Dock has been installed on the side closest to the Boat Docks.**
 - **The Information Binders have been updated and placed in the Guest Rooms.**
 - **The four air conditioning units, approved by the Board at their last meeting, have been purchased and placed upon the roofs for future replacement of failed units, as needed.**
 - **Safety Bar additions will be added to some units for evaluation.**
 - **The Pool Filter has been replaced at a cost of \$1,400.**
- **Ray Leidig gave a report on his conversations with Barrett Pools regarding the purchases of a Hot Tub and remediation of the major cracking on and repainting of the Pool Deck. The Board then approved an amount not to exceed \$20,000 for this work and subject to an Engineers Report on the Pool Decks stability, confirming the assessment by Barrett Pools and a statement that the work will not require permitting by the City of Corpus Christi.**
- **A discussion on the continued use of our current Linen and Towel Service Company concluded with the Board asking Ray Leidig and Paula Northcutt to investigate Laundering Providers if we were to purchase our own Towels. An amount of \$15,000 was discussed to buy our own towels if we could find a viable vendor to process each week. A decision was postponed until we hear back from Ray and Paula and it was assigned to the Executive Board to make the decision.**
- **A discussion was held by the Board on the issue of RV parking on LCDS property. Upon a motion by Jerry Lamel and a Second by Vicki Vannatta and a unanimous vote of the Board, RV parking on LCDS property will be prohibited. The President asked the Secretary to bring back to the Board appropriate language to present to the Board for approval.**
- **Meeting was adjourned at 2:43 P.M.**

**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
June 5, 2012**

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

The meeting was called to order by President Dennis York at 1:00 P.M. Board members in attendance were Paula Northcutt, Lindy Roberts, Vicki Vannatta, Jerry Lamel, Ray Leidig, and Ben Harbour.

- The January 10, 2012 Board Minutes were read. The Minutes were amended to clarify the signature authority of Ann Rolan, our Office Manager, to be consistent with our Banking Documents. The Minutes were approved after the amendment was incorporated.**
- Vicki Vannatta gave the Treasurer's Report. After discussion the Treasurer's Report was accepted.**
- The requirement to name a Substitute Trustee for actions on reposed unit was discussed. Dennis York was named Substitute Trustee by a unanimous vote by the Board.**
- Ray Leidig gave the Resort Report. Many maintenance issues were discussed with Ray handling most of them as part of his responsibilities. They included Hot Tub and Pool Deck alternatives (Ray to contact Barrett Pools and an Structural Engineer), Unit cleanliness, towel and sheet quality, unit update plan(Vicki Vannatta to contact remodelers with design capabilities to obtain quotes for unit upgrades) and guest comments on the new mattresses (Lindy and Ray to assess if 2nd order for mattresses matched the original models that were purchased . These items will be reported o at the next meeting. A motion to purchase 4 Condensing units as spares was made by Ray Leidig and seconded by Jerry Lamel. It passed unanimously.**

- A discussion followed Ray's report on the need to add safety bars to the showers in each unit. Ray agreed to accept responsibility to have them installed.
- A vote to eliminate the two smoking rooms failed by a narrow margin.
- A motion to add a safety ladder to the covered dock was made by Ray Leidig and seconded by Vicki Vannatta. It passed unanimously.
- Motion to set the number of Handicapped Parking spaces at 4 was made by Jerry Lamel and seconded by Ray Leidig. It passed unanimously. The first Handicapped Parking spots on either side of the lot will not accommodate large pickup trucks or vans.
- A discussion on our electric suppliers resulted in Vicki Vannatta taking responsibility to assess consolidating all usage under Corpus Power and Light.
- The Board unanimously accepted Paula Northcutt's recommendation to hold the 2013 Annual Meeting at the Hurst Recreational Center. It is scheduled for February 23, 2013 as mandated by our By-Laws. The time was tentatively set for 1:15 P.M. Paula will make the reservation and report back to the Board.
- Dennis York and Ann Rolan were given responsibility to update our cell phones and contract.
- The Next Meeting of the Board of Directors was set for July 31, 2012 at a location more convenient for the majority of Board members.
- Meeting adjourned at 3:35 P.M.

**LA CASA DEL SOL COUNCIL OF CO-OWNERS
ANNUAL OWNERS' MEETING AND ELECTION
February 25, 2012**

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

The Annual meeting was held in Corpus Christi at the Comfort Inn on the Padre Island. President Lindy Roberts called the meeting to order at 1:00 p.m. Board members in attendance were Paula Northcutt, Sue Cigainero, Vicki Vannetta, Ray Leidig, Jerry Lamel and Dennis York. Lindy began the meeting by welcoming everyone and introducing the Board members as well as Ann Rolan, the manager of our Weatherford office, Candy Lamel, Jerry's wife who helps us with the newsletter as well as helping us on the meeting check in and Mikel, our resort manager.

- The minutes from the 2011 Annual meeting were read by Secretary, Sue Cigainero. Gertie Gaines made a motion to approve the minutes as read, Ken Box seconded this and they were approved.
- Dennis York presented to us his Treasurers report. All owners were presented with of a copy of our Annual financial report and budget for 2012. e startedHHHe started out by explaining that Ann had been working on updating our owners list. This is very important in case of a disaster or forced sale. Last year he appealed our resort taxes. We lost this appeal but did get our rate set for the next two years. He then turned to the financial reports and explained them in detail. He also presented the report from our CPA and offered to show it to anyone interested. It was reported that we have contacted those that own unit 101, the office, and have transferred their unit to another unit. This leaves the office unit with no designated owners for confusion. 60 units have been sold over the last 3 years.
- Mikel, our resort manager was next on the agenda. He thanked everyone for the opportunity afforded him and reported on what had been going on at the resort. All the mattresses have been changed out on the beds as well as the sleeper sofas, the towers along the corridor have been repaired and painted and ongoing repairs continue.
- The candidates running for the Board were announced. Three positions were open with 5 owners running. Two Board members were running for reelection, Jerry Lamel and Dennis York. Three others running were David Davidson, Derrick Richardson and Ben Harbour. David and Derrick were unable to attend so their resumes were read by Lindy Roberts. Jerry, Dennis and Ben introduced themselves and told why they would like to serve on the board. Following this the ballots were counted by Board members Sue Cigainero and Vicki Vannatta, and owner Ken Box.
- While the ballots were being counted Steve Trubatsky, gave an insight to what is happening with the Schlitterbahn water park that is going to be built on the island. Steve brought a map of the proposed park and a proposed marina. The Park would be open from May through August and does not expect to use a lot of public water as salt water will be used for the river rides
- The Board votes were announced. Jerry Lamel and Dennis York will remain on the Board and new Board member Ben Harbour will join them.
- Lindy announced the hot tub is not working and will be taken out. Perhaps in the future we can redo the whole pool area and build a hot tub into the

deck. This is all being looked at. Also, the Board is looking at completely redoing all units to update them.

- The drawing for the free week was held before the close of the meeting. The winner of the unit from those present was Bill Froehner and the winner of a free week from those not present was Gary Miller.
- Lindy closed the meeting at 2:20 p.m.

**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
January 5, 2012**

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

The meeting was called to order by president Lindy Roberts. Board members present were Paula Northcutt, Sue Cigainero, Vicki Vannatta, Jerry Lamel, Ray Leidig, and Dennis York.

- The October Board minutes were read and approved.
- Dennis gave his treasurers report. He presented to us a Comparative Actual Revenues by Category Report. This was reviewed and discussed. At present we have 699 paying owners and LCDS now own all weeks of unit 101 (the office) Dennis proposed and the Board approved that we move an amount of money that is in our checking account into money marketing accounts / CDs with various expiration dates. Ann was given signing authority on the operating account for up to an amount of \$5000.00. Beyond that amount an additional signature of a Board member authorized on the Bank account will be required. This will enable her to write payroll and ongoing operating expense checks. A weekly report will be sent to the Treasurer listing the checks issued and the amounts. The Treasurer will transfer funds into the Operating account from the CD / Money Market accounts as required.
- Ray gave a report from the resort. We were given a list of repairs and updates that have been made. 13 units have been deep cleaned and the

dryer / vents cleaned, carpets have been cleaned in 10 units and other room by room maintenance has been done. Several have been painted. Repairs to the outside towers are almost complete. A lady has also been contacted that is willing to come in and reupholster the sofas in house. We will get a bid from her for this work. A discussion transpired to try and formulate a plan for updating the units and stay within our budget.

- Hot tub and pool decking renovation. The hot tub is leaking and needs to be replaced or turned off. The decision was made to turn it off until a solution could be made. The Board will be at the coast the end of February and will assess the situation of both the hot tub and pool deck.**
- Jerry bought up the responsibilities of the Board versus the resort manager. The resort manager at present has the responsibility to make day to day decisions and has a Monday morning call with Ray.**
- The Newsletter was distributed to check for errors before going to print. It all looked good and was ready to go.**
- This concluded our regular meeting and a short Meet and Greet meeting will be held on the Friday night before the Annual Meeting at the Coast.**
- The meeting was adjourned.**
