

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
June 5, 2018
18757 S. Highway 377, Cresson, TX**

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

Call to Order:

President Jim Vannatta called the meeting to order at 1:00 p.m. A quorum was present including Vice President Steve Gandy, Treasurer Dennis York, Secretary Gaylen Cox, Directors Candy Lamel, Jerry Cigainero and Bud Lowack.

Financial Report:

Treasurer Dennis York provided year-to-date performance through June 5, 2018, for all to review. Per Dennis, we currently have 34 owners past due and 27 owners who have not made any payment on maintenance fees for 2018. The financial report includes current bank balance of \$427,000. We have \$106,000 that is owed to us for maintenance fees the remainder of the year. We have \$5,000 owed currently, putting us ahead by \$88,712. Roof replacement is still pending, and we have not received the balance of the insurance claim. Per Jim, David Lee, our public adjuster, will check on the status and call back. Dennis will contact our agent to get involved in resolving our claim issues. Steve Gandy moved to accept the Financial Report; the motion was seconded by Candy Lamel and approved by all.

Resort Report

Overview:

Vice President Steve Gandy reported the Resort is completely full for the remainder of June and July. May and June have been tumultuous as we deal with Spectrum Cable issues and A/C problems. Melissa Padilla is currently filling our full-time office assistant position until Shelly hires a replacement for Shelby McClure. Pool and dock area projects are completed with overwhelmingly positive feedback from guests.

Spectrum Cable converted to digital on May 15 without providing us the cable boxes needed to keep our service working. After two weeks we were finally restored. We have more stations and needed to add 9 new televisions to units with older model sets. Dennis agreed to contact Spectrum in writing to request an out of service adjustment for the two weeks we were down and will request copy of our latest Spectrum contract.

The board discussed recent infractions involving pool rules. Steve will work to get a permanent solution to locking the pool area each night. Dennis made a motion to post a sign with \$1000 fine for after hours violators at the pool. After discussion the motion was amended to \$500 fine, which was seconded by Gaylen Cox. The board voted to approve. Steve Gandy will add the rule and get a sign posted in the pool area.

A/C problems continue with units that are scheduled for replacement. Steve is working to keep units going until after the busy season. Special thanks to owner Ronald Cox for making A/C repairs to two downed units.

Recently an owner expressed concerns to several board members regarding the nails used in the new deck. The dock company explained to Jim that the nails used are designed for the dock boards and will not pop up.

Projects Completed /other items:

The fish cleaning station has been completed with a cover and sink installation. Cabinet will be painted. The fishing area designed for small children has been completed and has underwater lights to attract fish. This leaves the open water dock less crowded. Permanent fencing that separates LCDS property from our neighbor is completed. Other repairs include rails at dock steps, pool fence and spa steps. Landscaping damaged by saltwater during the hurricane has been replaced. New benches placed in breezeway and dock area.

Kant Slam gate for pool gate installed. Appears to be a little snug but will loosen up over time.

Upcoming Projects:

After discussion of the new underwater lights, Steve will check on getting the lights anchored to avoid having them dislodged by fishing hooks. Steve is collecting bids and design suggestions for shade over the grill area. Jim will check with D&D for a bid.

Other Business:

Board discussed our participation in *Booking.com*. It was determined that we have not received notification of bookings and had a surprise guest that had booked through *Booking.com*. Dennis motioned that we discontinue participation in *Booking.com*. Candy seconded the motion. The vote was 5 to 2 in favor of discontinuing participation.

Gaylen reported that owners requested the updates posted to Facebook on the repair progress also be added to the LCDS website. Steve agreed to get updates done.

After discussion on marketing plans, Jim asked that all board members think about ideas to market our resort. One suggestion from an owner is for us to discontinue referring to our resort as a timeshare, since some people have a dislike for the timeshare concept. Dennis suggested we revisit the membership option to market the resort. Jerry explained he is familiar

with another resort that offer the short-term membership option. He will gather the info and provide to Dennis to review for adaption to our situation.

Action Items:

Dennis had action item from previous meeting to reduce number of owners late with payments. His report indicates significant reduction in late payments. No other action items to resolve from previous meeting.

Action items for next meeting:

- Dennis will request credit from Spectrum Cable and copy of contract
- Jerry will provide Dennis with membership info from resort in Hot Springs
- Steve will have rules changed and sign posted for after-hours pool violators
- Dennis will contact insurance agent regarding damage claim
- Jim will contact D&D regarding shade recommend
- Steve will have website updated with info that appears on Facebook page

Board members at the Resort:

Jim Vannatta July 13-27 and Aug 24 - Sept 7

Steve Gandy July 13-27 and Sept 14 - 21

Candy Lamel Sept 14 -21

Adjournment:

The next Board Meeting will be Monday July 30, 2018 at 1pm. Gaylen motioned to adjourn the meeting at 2:36pm. Steve seconded the motion.

Respectfully submitted by Secretary Gaylen Cox