

**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
November 4, 2010**

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

The meeting was called to order by Lindy Roberts, President. Those in attendance were Paula Northcutt, Sue Cigainero, Jerry Lamel, and Dennis York. Barbara Pharr and Hugh Standifer were unable to attend.

- Lindy began by asking a couple of questions concerning the resort. The grill that was purchased, while the main grills were out of order, has been stored for emergency use and a new handicap ramp has not yet been rebuilt. This will be taken care of.
- The minutes from the September meeting were read over. Paula made a motion to accept the minutes as read, Lindy seconded this and they were approved.
- Dennis presented our 2011 budget. He emailed this to all Board members prior to the meeting for them to look over for questions. The budget was based on 725 paying members. The maintenance fee for 2011 was set at \$565.00 for a one bedroom unit and \$650.00 for a two bedroom unit. After a short discussion, Sue made a motion to approve the operating budget, Jerry seconded this and it was approved.
- Lindy brought up a discussion of new chairs and mattresses. Paula reported that she, Lindy and Sue visited Apartment Furnishing Company, to look at new chairs. This company makes furniture designed for Colleges, hotels and any office or institution. All products are made very sturdy and designed for heavy use.
- An in-depth discussion followed to consider an assessment for the purchase of new furniture. The assessment was felt to be better than a large increase in the maintenance fees. This assessment was set at \$60.00 for a one bedroom unit and \$70.00 for a two bedroom unit. Dennis put this in the form of a motion, Jerry seconded this and it passed.
- Jerry gave a brief report from the resort. Mikel is doing a great job and all is going well.
- The next meeting was set for January 4th, 2011 at the Marriott Residence Inn on I-35 North. The meeting was adjourned at 12:00 p.m.

**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
September 21, 2010**

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

The meeting was called to order by Lindy Roberts, President. Those in attendance were Paula Northcutt, Sue Cigainero, Barbara Pharr, and Jerry Lamel. Hugh Standifer and Dennis York were unable to attend.

- First on the agenda was the reading and approval of the July minutes. A motion of approval was made by Jerry and seconded by Paula. The minutes were approved as read.
- A Treasurers report had been emailed to all as Dennis York, Treasurer, was unable to attend.
- Some clarification on the rules and regulations was gone over. There were 18 rules discussed. These will be updated on our rules and regulations, emailed to all Board members, and then put on the web site.
- The question was brought up of having to call in at 9:00 a.m. , 30 days out for an IP week. Employers generally prefer employees to make personal calls either on break time or at lunch, or owners perhaps having a doctor's appointment. Therefore making it impossible to call in. Instead of going back to a wait list, it was suggested to change the call in to an earlier time.
- Jerry gave a brief report on the resort:
 - Mikel, our maintenance man, has taken the position of Resort Manager.
 - A gas leak with our grills and it is still being worked on. The rain has slowed this down. A temporary grill has been purchased for guests use until this is resolved.
 - Our handicap ramp is in need of replacement and this will be replaced.
 - We are having a problem with our internet. Bill Froehner, our webmaster, and Mikel are working on this.
 - Our longtime housekeepers are having a problem of having to go back over the new housekeepers work. A training system will be worked out to alleviate this.
 - We have two new maintenance people that are working out well.
- At this point we had two owners visit with us. They brought a problem they wished to have help resolving. They were engaged in a company that said they would take their timeshare and turn it into a points system for trading through RCI. This company would be responsible for their maintenance fee. This has resulted in an unpleasant relationship and lawsuit. Their maintenance fees have been paid and they wished to have a week assigned to them so they could space bank it to enable them to continue with their trip plans. The Board agreed to give them a week to space bank for 2010.
- Paula presented a few more of the rules and regulations that needed updating. These were discussed and reworked.

- Our next meeting will be our Budget meeting. The date was set for October 28, at the Holiday Inn on I35, at 10.00a.m. The meeting was then adjourned. At 3.30p.m.

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**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
June 17, 2010**

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

President Lindy Roberts called a Regular Session to order at 1.08p.m. An Executive session was called for first and then the regular session resumed at 2:00 p.m. All Board members were present except Hugh Standifer.

- The minutes from the April meeting were read and approve with an amendment from the Executive session being added to the regular minutes.
- Treasurer, Dennis York, presented us with his report. A Profit and Loss sheet and Balance sheet for the period of January through May was provided. He also gave us an occupancy chart showing how many units were used by members and how many by RCI members. Members were asked for questions. Jerry wondered if few were overspending on maintenance and supplies. He did some research on this and found we have had to update and replace items that were old. Dennis also reported that our meeting with the Nueces County Appraisal District was very successful. Our taxes for 2009 were \$44,156.00, the proposed taxes for 2010 were \$61,770, and our estimated settlement was \$33,320.00. Steve Trubastky, an owner and Realtor living on the Island, was invaluable to his help. We have had the misunderstanding that we- La Casa Del Sol – were a tax exempt entity. Dennis explained this to us and related that we are actually considered a homeowners association for federal income tax purposes. Therefore, we could advertise units for sale on our web site. This could possibly help generate revenue.
- Paula related her finds on looking for unidentified units. At present, it appears we have 42 units that need to be deeded back to us. This relates back to the chart Dennis presented to us on occupancy. Our occupancy average this year has been 58%. This rental would only occur during our slow season.
- Dennis had a list of rules and regulations that Ann, our reservation manager, needed clarifying. These were gone over and answers given to the questions. The Board agreed to follow all rules and regulations as written. It was also stated that a transfer of 2 IPs will be allowed on the sale

of a unit and a maximum of 4 IP's allowed on a sale from an individual. Jerry made a motion for this and it passed. It was also noted that a deeded week could not be changed to an IP at the last minute.

- Jerry presented pictures of damage that was done from a wind storm at the coast. A back section of the fence by the hot tub was torn completely down and the top to our hot tub was found by the Holiday Inn. The fence will be repaired as soon as possible. A couple of palms lost palms, a plant by the fence is gone, and we lost several chairs. Five air conditioners were moved slightly, but they have been put back in place.
- It was reported that the camera system has not been working correctly. Cost of replacement to the cameras not working will be \$200.00 a piece. To replace these with more high powered cameras would be cost prohibitive. Jerry did some research on gates for security to replace the cameras. However, the canal would still provide access to our property. More research will be done on upgrading or additional cameras.
- In May, a problem arose at the resort with 3 non-guest in the hot tub. An owner tried to address this situation and made the decision to call the police before it got completely out of hand. Two were arrested and a third escaped down the canal. A complete report was filed. Minor damage was done to the hot tub, but we decided not to press charges as we were able to make the repairs ourselves.
- In January, the pool heater was replaced. It appears to have been damaged upon installation. Joe is working with the vendor to get this situation resolved.
- At the resort: New office hours have been posted, housekeeping check sheets are now being used, time sheets will now be completely accurate. Several appliances, water heaters and air conditioners have had to be replaced. It appears, because of the age of our resort, we are going to have to do some updates.
- Our Managers Hand Book, General Work Rules Section states nothing concerning drug testing. Jerry made a motion to add to number 7, that La Casa reserves the right to test for alcohol or any illegal substance at its discretion. Failure of an employee to comply may result in immediate termination or other disciplinary action. Lindy seconded this motion and it passed. This will be put in the Managers handbook.
- Recently, RCI guests staying at the resort were given a smoking room. The guest had Asthma and RCI had to move the guest to the Holiday Inn as we were completely booked. On the RCI website we are listed as being totally non smoking. Dennis made a motion that we go totally non-smoking, Jerry seconded this. Jerry, Dennis and Barbara voted for this and Sue, Lindy and Paula against. A discussion followed. Because of original owners that smoke, some felt to deny that right was not appropriate. Jerry made an amended motion to immediately go down to two smoking rooms and January 2011 we go to totally non- smoking. Dennis, Barbara and Jerry voted for this and Sue, Lindy and Paula against. This did not pass. Jerry made another motion to adjust to two smoking rooms immediately and ask

the Board to revisit the issue one year from today. Barbara seconded this. Dennis and Paula voted against this and Jerry, Sue, Lindy and Barbara voted in favor of this and it passed. Dennis wanted to make a statement that he felt the Board was not taking appropriate action to protect the owners as to the smoking issue.

The next meeting was set for July 29, 2010. This will be held at the Ramada Residence Inn I-35 North at 1:00. The meeting was adjourned at 4:20p.m.

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**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
APRIL 4, 2010**

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

The Board meeting was held Thursday, April 8, 2010 at 1:00 p.m. Location of the meeting was at the Marriott Residence Inn 13400 North Freeway, Ft. Worth, TX 76177.

President, Lindy Roberts, called the meeting to order at 1:14. Those Board members in attendance were Dennis York, Barbara Pharr and Sue Cigainero. Paula Northcutt joined us at 2:05. Hugh Standifer and Jerry Lamel were unable to attend. Bill Froehner, our Web Master was also in attendance.

- The minutes from the January Board meeting and the March Conference Call minutes were read over. Dennis made a motion to approve both sets of minutes as presented. Barbara seconded this and they were approved.
- Dennis followed with our Treasurers report. He presented us with a Balance Sheet and a Statement of Operations covering the first quarter of the year as compared to last year. This showed that we were slightly ahead of the Budget. However, staff expenses are up, because of an additional person employed in our Weatherford office, but we also have moved 15 Units and have 1 more in the works. A discussion followed as to ways to move units. This has to be done carefully so as not to change our non-profit status. Sue suggested we make up a packet to hand out at the coast to promote ownership. We have a lot of RCI people we could target and this was felt to be a good suggestion. Dennis also reported that we have set up a post office box at the coast for the purpose of sending the payroll checks.
- Bill Froehner, our webmaster was next on the agenda. He also runs our computers and is presenting to us wireless internet service at the resort. Security codes can be changed weekly. The equipment will cost a minimum of \$300.00 if only one hotspot is required, but two might be

required for reliable internet connection. The equipment will be strategically located and built into a closet so intrusion will not be a factor. This service will be a benefit to all owners. Dennis made a motion that we commit \$1000.00 to this project. Barbara seconded this and it was approved by all. Bill also presented the opportunity of putting the newsletter and all paperwork possible on line rather than by mail. This will have to be presented to the owners first. Various other suggestions on updating the website were presented and discussed as well as a security code, for owners use, only to access financial reports. Another offer by Bill was to update Joe, our resort manager, business cards. This will be accomplished.

- Robert Aguilar, an owner that is a semi-retired contractor from Waco was present at the meeting. He asked to come and discuss the roof at the resort and repair possibilities. He explained characteristics of our flat roof and gave suggestions for repairs. He also volunteered to work with the Board as a consultant and supervisor on this repair.
- Lindy adjourned the regular Board meeting at 3:07 and we moved into an Executive session.

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**LA CASA DEL SOL COUNCIL OF CO-OWNERS
ANNUAL MEETING
February 27, 2010**

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

The annual meeting of La Casa del Sol was held on Saturday February 27, 2010, in Corpus Christi. The location this year was the Padre Island Country Club. President Lindy Roberts called the meeting to order at 1:00 p.m. Board members present were Paula Northcutt, Jerry Lamel, Dennis York, Sue Cigainero and Hugh Standifer. Lindy thanked everyone for coming and for their interest in the Board and our resort. We had 42 owners present.

- The meeting started off with a reading by Secretary, Sue Cigainero, of the minutes from last year's (2009) Annual Meeting. These were approved as read.
- Dennis York, the Treasurer, was introduced. He began with a personal note as to how well the Board had worked together this past year. When he came on board his understanding was there was some turmoil, but he found this to be incorrect. The entire Board has the best interest of all of us in mind. He then proceeded to distribute a chart which shows the deeded weeks available for transfer. The owners were offered these first and then they will be offered to anyone interested. They have been offered for one year's maintenance fee, plus a transfer fee, or \$650.00 for a one bedroom and \$700.00 for a two bedroom. This has resulted in 13 transfers

and we have 38 more available. This was felt to be a way to generate revenue for 2010. It was discovered that we have a diminishing number of paid owners. Last year we had about 697 paid owners. For 2008, we had 828 out of 900. We are going to have to have more paying owners to survive and cover our expenses. Dennis then proceeded to distribute a financial report for the year 2009. He began with a detailed explanation of our expenses. These were gone over line for line with explanations for each. Dennis next proceeded to explain the amendment to the by-laws that we put before the owners for a vote. This amendment will give the Board of Directors the right to represent LaCasa before the Nueces County to contest and negotiate our tax valuations, and to pay and settle tax assessments. This will avoid each individual owner from having to be responsible for their own unit. This issue has arisen because of our tax increase that we have had to contest based on the value of our property. A cash flow for 2009 was gone over and the Budget for 2010. A number of questions and suggestions were brought up. Suggestions were made as to checking electric rates, such as Star Tex and insurance rates. These will be looked into. Dennis also explained the terminology of Non-Profit as it applies to La Casa. This is the reason we cannot rent units to individuals as it would change our tax status dramatically. Dennis concluded with an open invitation for anyone to call him with questions or to come to the Weatherford office for a visit to go over anything they have questions about.

- Several questions were brought up concerning the sale of La Casa. Most do not desire this and a vote would have to be brought before the owners before this could ever be entertained. We need to interest more young people to enter into ownership.
- Lindy presented the vote pertaining to our by-laws. We held a show of hands as to the acceptance of this amendment. All Proxies mailed in voted for this amendment, as well as all members present. It will therefore be added to the b-laws.
- Joe Salinas was next on the agenda. He gave a rundown on the expenses that we have been able to do on our units such doing our own carpet cleaning and any repairs we possibly can. A member responded to commend Joe on his good job. Joe also thanked Paula Webb, our reservations person for her help.
- Lindy introduced the candidates that were running for the one year term on the Board and ask each to speak on their behalf. Those running were Charlene Fisher of Denton, TX, Ray Leidig of DeRidder, LA, Barbara Pharr of McKinney, TX, and Derrick Richardson of Alton, IL. Paula Northcutt and Lindy Roberts were both running for a three year term unopposed. It was ask if there were any nominations from the floor and there was not. Therefore the ballots were counted. Those doing the counting were Jerry Lamel and Sue Cigainero, with Ken Box and Carolyn Neal as witnesses.

- During the counting of the ballots a drawing was held for a free week at the resort. The winner was
- After the counting of the Ballots, Sue Cigainero, Secretary announced the winner. She related that the count was extremely close and thanked all that ran for the Board. Barbara Pharr was announced as the winner for the one year term and Paula and Lindy both remain on the Board for a second three year term.
- The announcement of new Board members concluded the meeting and Lindy adjourned the meeting.

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**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
JANUARY 14, 2010**

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

The January Board meeting was called to order at 12:50 by Paula Northcutt. Board members in attendance were Hugh Standifer, Dennis York, Jerry Lamel and Sue Cigainero. Lindy Roberts was unable to attend.

- First on the agenda was a review of the prior minutes. Jerry made a suggestion for a clarification to the minutes. This wording was incorporated and the minutes were accepted with these minor changes. Minutes for an Executive session were also read and approved.
- Dennis presented his Treasurers report. This included a Balance Sheet, a chart showing the Liabilities and Shareholder's Equity and a Statement of Operations for the last three months of 2009 and the year to date. These showed La Casa in a positive cash flow for the beginning of the year. Maintenance fees for 2010 were reported to be coming in at a steady pace. The current number of paying owners is now 673. Comments and suggestions were made for a presentation for the Annual meeting. The intent is for our owners to easily be able to understand these reports. Jerry made a motion to accept the financial report. Sue seconded this and it was accepted.
- A chart showing the units available for transfer was presented by Dennis. We have 38 units available and 10 units have been transferred as of January 14. An additional 30 Unit deeds are being researched at present. There are about 50 more units that Paula has plans to researching. It was decided to put a sheet showing the unit availability to everyone as they check in at the resort and the cost involved.

- **Hugh presented us with a copy of “The Texas Business Organizations Code”. It was suggested that these codes need to be looked over to make sure we are in complete compliance. Dennis said he would present this to our Attorney for his guidance on this issue.**
- **The amendment to our By-Laws was discussed. This amendment is new legal wording to meet the requirements of the new Texas Property Tax Code. This will allow the directors to negotiate property taxes.**
- **Annual meeting plans were discussed. There will be a short business meeting before the Annual meeting and a short meeting afterward to assign officers.**

Paula adjourned the meeting at 3:40 p.m.

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