

**LA CASA Del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
October 8, 2013**

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

The meeting was called to order by President Dennis York at 1:05 P.M. Board members in attendance were Vicki Vannatta, Steve Gandy, Jerry Cigainero, Jerry Lamel and Ray Leidig. Ben Harbour was absent and his proxy was assigned to Dennis York.

Call To Order: President Dennis York declared a quorum present and the meeting proceeded to the first agenda item.

Board Meeting Agenda:

- **Approval of Minutes:** After a brief discussion, the minutes from the July 23, 2013 meeting were approved after one name correction was made. Motion was made to approve the minutes of the July 23rd meeting by Jerry Lamel and second by Jerry Cigainero. Motion was made by Dennis York to accept the verbal proxy of Ben Harbour assigned to President York. The motion was accepted and the minutes of the July 23, 2013 meeting were approved.

- **Presentation of Financial Report:** Vicki Vannatta gave the Treasurer's Report. After discussion the Treasurer's Report was accepted with a motion from Jerry Lamel and a second by Ray Leidig. The report was approved unanimously.

- **Report on Resort Management:** Ray Leidig gave his report on the current status of ongoing maintenance and repair at the resort.

The report stated:

- The A/C blower unit in room 108 failed and was replaced at a cost of \$1300.00
- Two "in room" A/C units were purchased for emergency use during an A/C failure.
- New umbrellas have been purchased for the pool area. A discussion was had on the continuing problems with the umbrellas at the pool.
- The BBQ Grills need repair but parts are not available. Ray was asked to check into replacing the grills.
- An update on the broken couches in some rooms led to a discussion on the purchase of additional couches that match the

new style in the updated rooms. A motion was made by Dennis York to purchase six additional couches to replace the dilapidated couches. The motion was seconded by Ray Leidig and was unanimously approved.

- Samples were presented of the new caps and visors LCDS is considering selling. A discussion was had on modifying the design and style of the caps. A decision was made to order a small quantity of caps, visors and drink coozies to be sold to LCDS owners and visitors.
- Report on Adopting The Budget: Dennis York explained how the budget for 2014 was prepared.
 - The budget was prepared based on actual expenses from October 1, 2012 through September 30, 2013.
 - With the LCDS tax burden now known, the budget was made using a bottom up approach with consideration to how much LCDS needs to spend and if the needed revenue be generated.
 - In order to meet the needed revenue and continued service levels, Maintenance Fees will be increased from \$580.00 to \$600.00 for a one bedroom unit and \$665.00 to \$700.00 for a two bedroom unit.
 - An in depth discussion was had pertaining to various elements of the budget and explaining to the Board what the expenditures covered.
 - A motion to approve the budget was made by Ray Leidig and seconded by Jerry Lamel. The motion carried unanimously.
- Discussion on Attracting New Owners:
 - Dennis York began a discussion on attracting new owners and the possible ramifications on available IP weeks for all owners.
 - A discussion was had on possible improvements and changes to the IP weeks allowed with the new member transfers.
 - New information packets will be created to inform the owners and visitors of LCDS about the opportunity to purchase additional weeks.
- Discussion of Owner David Davidson:
 - Dennis York informed the Board of the latest correspondence from Mr. Davidson concerning the penalties imposed by the Board for rules violations.
 - The Board considered for the third time the assessment of a \$750.00 fine charged to Mr. Davidson, and decided the assessment must be paid in full before Mr. Davidson could make reservations at the resort. In addition, the Board agreed that nonpayment of the assessment would result in foreclosure of the deeded week. The

Board agreed to remind Mr. Davidson of the procedure already in place for any owner to deed back any deeded week to LCDS.

- **Continued Remodel of Rooms:**
 - **A motion to continue the remodel of additional rooms using funds from the LCDS reserve fund was made by Jerry Lamel and seconded by Steve Gandy.**
 - **A discussion was had on how to fund the continued remodeling of LCDS. Ideas included increasing ownership and separate yearly dues devoted exclusively to the ongoing remodeling project. Nothing definitive was decided.**
- **Other Matters of Business:**
 - **A discussion was had on needed comments in the newsletter pertaining to owners protecting LCDS assets, specifically around the pool area.**
 - **The Board designated Steve Gandy to refresh and maintain the LCDS website. The motion was made by Ray Leidig and seconded by Vicki Vannatta. The motion carried unanimously.**
- **Meeting Adjourned**
- **Executive Session**