

6. New Business?

- a. Gunn asked if there has been any action on the proposed lawsuit of the Nueces County Appraisal District?
 - i. Gunn asked how much we lost by **not** challenging our tax by the May 15 Protest Date?
 - ii. Gunn suggested someone must speak with the Taxpayer Liaison Officer (TLO) at the Appraisal District Board of Directors. Her name is Terri Noack, Taxpayer Liaison Officer (Office Phone: (361) 881-9978 Ext 4159)
 - iii. Jack will explore this option for more information.
- b. Richardson reminded all parties that their input is needed in August for completion of the next newsletter.

7. Who's at the resort when?

- a. Jamison 07/19 – 07/26

8. Set date/time for next Board meeting.

- a. Wednesday, August 14 @1:00 pm

9. Adjournment.

- a. Bill Gunn moved to adjourn the meeting and Donna Kelly seconded it. The vote was unanimous. President Luna declared the meeting adjourned at 2:06 pm.

10. Executive session of Board of Directors was not needed.

Respectfully submitted,

Bill Gunn, LCDS Secretary

A handwritten signature in black ink that reads "Bill Gunn". The signature is written in a cursive, flowing style.

- iv. Towels cost about \$7 each x 60 towels is \$420 every time we need to replace towels
- v. Options discussed by the board:
 - 1. Phase out providing towels.
 - 2. Check out towels from the office on check-in.
 - a. Four towels for a one-bedroom unit.
 - b. Six towels for a two-bedroom unit.
 - c. Charge the owner/guest for towels not returned at check-out.
 - 3. Buy uglier towels.
- vi. Options to be reviewed during the next board meeting.
- f. Gunn noted 26 action items completed as mentioned in Kevin's June maintenance report, and 50 action items in the July report.
 - i. Kevin is working very hard to maintain the resort at the proper level of owner expectations.
- g. There being no further discussion, Jack Luna moved to accept the Resort Report with a second by Donna Kelly. The approval vote was unanimous.

5. Review of action items.

- a. Foreclosures update.
 - i. Pope, Hardwicke, Christie, Schell, Kelly, and Taplett, LLP were retained to handle all paperwork for the Letters of Foreclosure.
 - ii. Letters are being reviewed.
 - iii. 95 projected foreclosures excepted.
- b. Real Estate Attorney?
 - i. none
- c. Updating website – Jack Luna
 - i. Tabled until next month
- d. Treasurer Emeritus Changes
 - i. President Luna explained Dennis York plans to remove himself from all board activities because he and his wife wish to travel.
 - ii. This means Caren Lee is now responsible for all treasurer activities.
 - iii. The board voted and approved a motion to provide signatory responsibility for checks and leases to these people:
 - 1. President Jack Luna
 - 2. Vice President Derrick Richardson
 - 3. Treasurer Caren Lee
 - 4. Secretary Bill Gunn
- e. Cresson Office Lease
 - i. Submitted by Dennis York (building owner) to President Jack Luna.
 - ii. Luna believes the price is fair and acceptable and will sign.
- f. Technology Transitions
 - i. Caren Lee has researched reservation software and will work with Mary Baker to insure a strong comfort level

- need to perform a leak detection but pretty sure outdoor unit is leaking, 3 amp fuse was also blown and found a short in the stat wire on the outdoor unit (fixed)...whole system is working for now
- xii. 6-27-24: put a new thermostat in unit 212, replaced the faucet in the kitchen in unit 112, had Ryley put new hinges on the shed doors in back of building.
 - xiii. 6-28-24: no power in living room receptacles in unit 210, found one was wired with reversed polarity, rewired and tested and now working (all three). Ryley ran hand-held auger through tub drain in unit 104 which was draining slowly
 - xiv. 7-2-24: replaced shower diverter in unit 204, wrapped exhaust pipe for hood fan in unit 210 with insulation, had Ryley do trim and door painting in units 204 and 106. 7-3-24: repaired faucet shower in 212, had Ryley finish up in 204 and 106
 - xv. 7-5-24: repaired front door on unit 112 (hard to close), replaced icemaker in unit 202, 1st coat on drywall in closet in unit 107 small bedroom 7-6-24: had Ryley do yard work
 - xvi. 7-7-24: Ryley and I moved all patio furniture from the pool area and moved all cigarette disposal containers to a unit in preparation for Hurricane Beryl
 - xvii. 7-8-24: Tanya and I moved all patio furniture back to the pool area and returned all cigarette disposal containers to their proper location
 - xviii. 7-9-24 to 7-12-24: removed and replaced all 6 windows from unit 210 and repaired damage to drywall and repainted to match, repainted all window sills as well; did **TWO** bed bug treatments in unit 107 with Temprid FX, seems to be working, will do a follow-up treatment on Friday, July 19th
 - xix. 7-12-24: replaced shower cartridge in 109 along with valve seats and springs
 - xx. 7-15-24: had to adjust charge and txv in unit 108 1st floor a/c system, was not keeping up. Tested and the system working fine.
- e. Owners/Guests may need to bring their own pool towels in the future.
- i. Pool towels are disappearing, we had 60 on Friday 6/28 and got back 30 on Sunday 6/30. They will be available if they are in stock, but we are not going to purchase additional towels.
 - ii. We cannot afford to buy new pool towels several times a year. Pool towels leave the pool area and are not returned in time to be clean for the next day, or not returned at all.
 - iii. Sometimes, after we drop off clean pool towels, people swap out their dirty towels, leaving a limited number of pool towels for the day. We will need to make owners and guests aware of this change in the future at the time of their reservation, when the resorts contact them on Thursday, and at the time of check-in.

1. Gunn suggested we ask Stuart Weiss for more information.
 - vi. #107 Closet Walls repaired
 - vii. Tar Removal notices are on each door, and wipes are available to all guests.
 - viii. Unit #210 has new windows.
 - ix. Damage from TS Alberto is still to be determined.
 - x. No damage from Beryl (Great News!)
- d. Report on resort maintenance – Kevin Biggi
- i. 6-11-24: new shower head installed in unit 105, removed peeling paint from the ceiling above the shower in 105, patched and repainted; replaced thermostat in 107 2nd floor because the old one kept cycling off. Tested and fine
 - ii. 6-12-24: unclogged condensate line in 107 2nd floor—caused system to cycle on and off; repaired ceiling in the dining room of 108 where water leaked from the tub, had Ryley silicone around the trim on the bathroom floor; repaired shower handle in 109; had Ryley pull weeds and spray weeds in the parking lot and all sidewalk areas
 - iii. 6-13-24: did inspection & treatment for bed bugs in 102 (no activity found); recoated ceiling in 108; had Ryley repaint and touch up doors and trim in 102; 107 said a/c is working great; had Ryley do paint in 112 and 204 also
 - iv. 6-14-24: replaced underwater light that was burnt out using kayak, wired it into existing transformer and capacitor rather than replacing entire unit, relocated 2nd light to 30 ft. from dock as someone had dragged it in
 - v. 6-15-24: had Ryley touch up paint on doors and trim in unit 113 and begin putting new memory foam for couches in all units
 - vi. 6-18-24: had Ryley working on paint (trim and doors) in unit 103, 202, 105 and 111. Ice maker in 202 not working, tested solenoid and was fine, ordered new icemaker (motor not spinning) 6-19-24: finished patching ceiling in 105 and had Ryley paint trim and doors in 102 & 112. Patched hole in wall in 113
 - vii. 6-20-24: Had Ryley paint trim in 210 and 106. Replaced both ballasts in office fluorescent lights, textured ceiling in 105, 2nd coated and textured walls in 113, replaced kitchen exhaust fan in unit 01.
 - viii. 6-21-24: replaced lockset in unit 106
 - ix. 6-24-24: replaced aerator on faucet in bathroom in unit 212, removed ballast from fluorescent light in kitchen of 212
 - x. 6-25-24: installed new Vizio smart TV in unit 212 and connected it to wifi, installed the new ballast in kitchen light in 212—tested and working
 - xi. 6-26-24: weeded main entrance rock beds and parking lot and sprayed weed killer, sprayed for mosquitoes through entire complex; no a/c service call in unit 105—bad thermostat(replaced) and condensate drain was clogged (fixed) and system was 1 lb. low on charge (added); I will

LA CASA DEL SOL COUNCIL OF CO-OWNERS, INC.

Board Meeting Minutes

Wednesday, July 17, 2024, 1:00 P.M.

18757 S. Highway 377, Cresson, TX 76035

1. Call to order at 1:05 pm by President Jack Luna on Tuesday, July 17, 2024, with Jamison Drake, Secretary Bill Gunn, President Luna, Vice President Derrick Richardson, Treasurer Caren Lee, and Donna Kelly in attendance via ZOOM. Stuart Weiss was absent.
2. Approval of minutes of board meeting Saturday, June 11, 2024 - Bill Gunn.
 - a. There being no discussion, Donna Kelly moved to approve the minutes with a second by Derrick Richardson. The approval vote was unanimous.
3. Presentation of financial report & reservation office – Caren Lee.
 - a. Treasurer Lee reminded the board that the difference in TOTAL CASH IN BANKS-OPERATING COST 2024 VERSUS 2023 on the BALANCE SHEET is due to the movement of those funds to CASH IN BANKS-RESERVES.
 - b. Treasre Lee reminded the board that the increase in ACCOUNTS RECEIVABLE of \$25,000 2024 versus 2023 are receivables owed to LCDS.
 - c. Treasurer Lee noted 2023 SPECIAL ASSESSMENT balance is now \$2785.79; most of those funds will cover \$2137 still due on cabinets for Unit #107.
 - d. Treasurer Lee noted an inconsistency in CREDIT CARD FEES (\$713) under OTHER INCOME and CREDIT CARD SERVICE FEES (\$790) under BANK EXPENSES on the PROFIT & LOSS STATEMENT.
 - e. Donna Kelly asked what caused RESORT SUPPLIES to almost double from \$1400 to \$2622 over budget. VP Richardson said he would find out.
 - f. Mary Baker has a new assistant to train in the Cresson Reservation Office named Rachel.
 - g. After no further discussion, Bill Gunn moved to accept the financial reports with a second by Derrick Richardson. The approval vote was unanimous.
4. Report on management of the resort – Derrick Richardson.
 - a. Unit upgrades have ceased.
 - i. More SPECIAL ASSESSMENT FEES need to be received.
 - ii. The resort is at full capacity for the summer.
 - b. Staff updates. (none discussed)
 - c. Maintenance updates.
 - i. 105 AC was replaced.
 - ii. We will need 17 new AC units by the end of 2025
 - iii. We are replacing the TVs as needed.
 - iv. The cable is choppy but working.
 - v. #107 Bed bugs returned. Kevin is on it.