

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
April 2, 2019
18757 S. Highway 377, Cresson, TX**

Call to Order:

President Jim Vannatta called the meeting to order at 1:05 p.m. A quorum was present including Vice President Steve Gandy, Directors Jerry Cigainero, Bud Lowack, Candy Lamel, Treasurer Dennis York and Secretary Gaylen Cox via call.

Approval of Minutes from November 27, 2018 and April 2, 2019:

The minutes from the previous Board Meeting on November 27, 2018 were reviewed and approved unanimously with no corrections. Motion for approval was made by Dennis York and seconded by Steve Gandy.

The minutes from the previous Board Meeting on April 2, 2019 were reviewed and approved with corrections to Winter Texan fees. Motion for approval was made Dennis York and seconded by Jerry Cigainero.

Financial Report and Reservation Office:

The Financial Report prepared by Treasurer Dennis York, was distributed for all board members to review. Report is self-explanatory, but Dennis addressed specific items for further explanation. Foreclosure List includes \$66,000 that need immediate foreclosure. Special Assessment payments are being paid but \$17,500 is currently late. Dennis questioned if \$10.00 late fee should be assessed on Special Assessment billing. The board agreed late fee should apply the same as we currently bill on maintenance fees. Insurance budget was for \$46,000 but \$50,000 has been spent, after \$4,000 correction to payment on workman's comp. Dennis also presented equipment maintenance policy to cover repairs. Steve will be provided with how to file claims for resort repairs.

Dennis presented situation with current long time owner who is late on maintenance fees for five week ownership. A check was sent as payment, but mistake made on check and owner cannot be reached for correction. Jim agreed to try to reach owner to find out if he is ok and get corrected check.

Dennis requested board consider retaining Leslie Hunt as new attorney. After the board discussed her rates and work we may need to direct to her, Steve made a motion to accept Leslie Hunt as our attorney. Candy seconded the motion and the board unanimously agreed.

Dennis proposed a membership option to be discussed with the attorney. The board discussed how to sell a membership of the LCDS owned inventory. After discussion, the board agreed to 1 year and 5 year memberships that will also include a 3 day stay for \$150 /credit card hold for deposit to review the property. The proposal is for a \$850 for a 5 year membership and \$1,000 for a 1 year membership. Jim will put together a spreadsheet for proposal of membership program.

Dennis requested board discuss if in lieu of foreclosure procedure, we consider allowing reservation office to contact owners to work out arrangements to get list cleaned up. Steve made a motion to allow owner call outs prior to foreclosure procedure. The motion was seconded by Gaylen and the board voted unanimously to accept the motion.

Candy made a motion to accept the Financial Report and it was seconded by Jerry. The board voted unanimously to accept the motion.

Resort Report:

Overview:

Steve Gandy, Vice President, reported that the Resort reopened February 8th, with a total of 6 guests, 3 of which were Winter Texans. Roof capping was wrapped up, and the Inspector issued our Windstorm Certificate on February 5th. Spring Break came and went with a full house, and without any issues. We are currently back into a light period through April, but continue to prepare for the mid May rush, as schools let out for Summer. We continue to work on painting the upstairs ceilings from roof damage. Mia is currently the only maintenance staff. Shelly is currently interviewing for additional maintenance person. All units are operational.

Resort Project Status:

- The replacement mattresses were delivered February 5th. The guest feedback has ben very positive.
- Unit 107 ceiling repair will be contracted out to a professional crew due to water damage. Unit 205 bathroom ceiling has been replaced after leak repair.
- The stairway glass near units 209 and 210 has been replaced due to a crack.
- Tow warning signs are now posted in the parking lot which will enable us to legally call for towing service for illegally parked cars.
- The pool has been drained, cleaned and serviced. The pool motor has been replaced.

Upcoming Projects:

- Unit 108 upstairs bathroom ceiling
- Unit 107 ceilings – upstairs and downstairs
- Unit 209 soft floor – bath redo
- Unit 206 loose bath floor tiles
- Tool Building – Needs be to replace the building. All valuable tools have been moved to the new 10x20 storage shed for safe keeping.
- Trees will be trimmed in April, before the Summer season.

Action items:

Dennis will check on employee medical insurance.

Who will be at the Resort When?

Candy Lamel – May 24- June 7

Jerry Cigainero – May 3rd

Jim Vannatta – June 28th

Next Board Meeting:

The Board will meet Monday, May 13, 2019 at 1pm at Cresson Office.

Adjournment

Jerry Cigainero made a motion to adjourn the meeting and Dennis York seconded the motion. Meeting adjourned at 2:36 pm.

Respectfully submitted by Secretary Gaylen Cox
Approved for filing, distribution and posting on the website on May 13, 2019