

**LA CASA del SOL COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
MAY 3, 2007**

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

Judy Wall, President, called the meeting to order at 1:00 pm on Thursday, May 3, at the Marriott Residence Inn in Fort Worth. All Board members were present except Bill Ford and Lindy Roberts.

- The minutes from the February Board meeting were reviewed and approved as read. The minutes from the annual meeting will be taken to next years annual meeting for final approval.**
- Paula announced that Bill Ford was in Rehab following a serious fall. A card was passed for all to sign and to be mailed. Also, Bill has been behind in his mileage reports from previous meetings. Paula has reconstructed these figures for him. The amount was requested by Bill to be put against his maintenance fees. This will be sent to Bill for his signature authorizing this credit to his maintenance fees. Anna made a motion that we accept this procedure and Sue seconded this. Hugh voiced concerns. The motion passed.**
- The Treasurers report was presented by Paula with a following discussion. This included a Balance Sheet as of May 1, 2007, and a Profit & Loss Budget Performance – January through April 2007. There were some questions unanswered, so approval was postponed until answers were found.**
- Hugh questioned the Treasurers duties. This was discussed and Judy read the responsibilities as set forth in our By-Laws. She also related that she was going over these duties and this would be updated in the near future.**
- It was announced that we still have lots of bed sheets and bath linens that were being used before we went to the Laundry service. Sue moved that we give these to the Women's Shelter, Hugh seconded this and it passed.**
- Approval of a non-discrimination policy. This reads – LA CASA del SOL IS AN EQUAL OPPORTUNITY EMPLOYER AND DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, AGE, NATIONAL ORIGIN, ANCESTRY, DISABILITY OR GENDER. This was approved by all and will be added to the Managers Handbook as Policy G.**
- Room upgrade fees for RCI guests. This has been \$125.00, same as charged by our members. This was decided to be discussed again when all board members were present.**
- A comparison of rates charged by American Payment system and QuickBooks was presented. A yearly total difference of \$67.00 was noted. This was shown to qualify our expenditure and a change to**

QuickBooks. The benefits for QuickBooks is much less time required for processing and less chance of error. Anna moved that this change be made; it was seconded by Hugh and approved by all.

- The acquisition of a new tape recorder was discussed because of a mishap during our Annual meeting. The problem pinpointed to old tapes. Because of the expense of a new recorder and a lack of necessity, it was decided to continue using the one we have, with the addition of new tapes, until further problems arise.
- Jessica was on stand-by on speakerphone and gave us a report of what is going on at the Resort. Outside maintenance has been accomplished and Jessica requested we do some “spiffing up” on the inside of our units to make them more eye appealing.
 - Landscaping – We now have new grass, and lots of new colorful plants in the beds in front of office and units.
 - Hot Tub - This has been rewired to comply with commercial standards. An emergency stop/start button was installed.
 - Air conditioning – Installation of new systems in the two bedroom units should begin the following week.
 - Pool Repair - An architectural engineer was called out to assess the decking problem and heater problem. Filling in the cracks and resurfacing the deck is being recommended. The fence by the walk down to the dock will also be included in this repair work. This will all wait till Fall but will be decided before then.
 - Painting was done on the entrance wall.
- Paula checked into air conditioners of two bedroom units. Records of these two units showed we purchased one 2-ton unit in August of 2006. This is completely under warranty. The credibility of our present service was questioned. However, Jessica reported that he was very prompt to reply to problems and didn’t always charge us for all hours worked.
- Establishment of minimum age for unsupervised individuals staying in condos. - Jessica related problems relating to this issue. It was decided that because of underage problems that we consider an amendment to the rules and regulations as to a minimum age of 21. We will consider adding – If there is anyone under 21 in the condo, then there must be someone 25 or older in that condo. Otherwise the minimum age in a unit is 21. This issue was tabled.
- Security for Summer months – Jessica reported that on the weekends it would be a good idea to have some after hours security. The problem seems to be not with the people that are staying in the resort, but with others wandering into our property and damaging property. Some of this problem stems from those coming down the Canal from the Bar and using our Hot tub. This would be Friday and Saturday night from 8 or 9:00pm until 2 or 3:00 am. and Sunday . Scott has volunteered to do this as a local security company is fairly expensive and doesn’t want to contract for such a few hours. This would only be necessary for the months May through

September or Labor Day. Average security guards are paid \$9 or \$10.00 an hour. Scott would be paid less than this and would have a concept of who is staying there and have passkeys. The question of hours worked would have to be worked out because of overtime. The Board all agreed that this was necessary and Anna moved that a security person was definitely needed and that this be worked out with Scott being the prime candidate if at all possible. Paula seconded this and added that maybe extra security cameras or better cameras also were needed. All agreed. Jessica was going to look at better cameras.

- Hugh brought up the issue of Paula Webb having QuickBooks on her home computer while she was home recovering from surgery. Judy stated that Paula was caught up and this would be addressed.
- The issues of Judy and Paula Northcutt working at the office quite a bit was brought up by Hugh. They feel that things are about caught up so this extra time put in by Judy and Paula N. will come to an end soon.
- Anna questioned if we had a book on report listing fire codes, etc. that was suppose to be given to the County Clerk. Mr. Shelly will be ask about this.

Judy adjourned the meeting at 3:50. The next meeting was set on Thursday, July 26, 2007 at 1:00 pm at our regular location.