

La Casa del Sol Council of Co-Owners, Inc.
Board of Directors Meeting
November 16, 2021
18757 S. Highway 377, Cresson, TX 76035
APPROVED MINUTES

Call to Order:

The meeting of the La Casa del Sol Council of Co-Owners, Inc. Board of Directors was called to order by Jim Vannatta, President at 1:05 p.m. on Tuesday, November 16, 2021. The following directors were present: Jim Vannatta, Bud Lowak, Jerry Cigainero and Dennis York and Bill Gunn. Donna Kelly and Derrick Richardson attended by Zoom Meeting.

Introduction of new Board Member

President Jim Vannatta introduced Bill Gunn as the newest member of the board to fill the vacant seat until the annual meeting. Bill gave the board a brief oversight of his and his wife's ownership in La Casa del Sol.

Approval of the Minutes from the meeting of September 14, 2021

The minutes of the October 19, 2021 meeting were reviewed by Dennis York. Upon motion made by Derrick Richardson and seconded by Donna Kelly, the minutes were unanimously approved.

Financial Report:

Dennis York, Vice President and Treasurer presented the financial statement for the period ended October 31, 2021. A general discussion of the financial statement was conducted. Dennis York informed the board that maintenance costs were up slightly over budget due to replacement of several appliances. Otherwise, income and expenses are pretty much in line with the budget. Bill Gunn asked about utilities being lower than budget, particularly the electricity. It was noted that due to a decrease in guests probably contributed to the lower cost. There being no further discussion of the financial statement, Derrick Richardson made a motion to approve the financial report, which was seconded by Bill Gunn. The motion passed unanimously.

Resort Report:

Dennis York, Vice President and Treasurer presented the resort report prepared by Rachel Drake, the resort manager. There was a general discussion of the report. Donna Kelly made a motion to approve the resort report which was seconded by Jerry Cigainero. The motion passed unanimously.

Other Business:

York opened a discussion of the board regarding a budget prepared by Rachel Drake, resort manager, for improvements and upgrades to the resort. A general discussion ensued. After discussion, Derrick Richardson made a motion to assess owners \$150.00 per unit and the money be spent in the order of Rachel Drake's budget request. The only exception was to put kitchen ranges for units 203, 204, 209 and 213 after window replacements for units 107 and 108. Otherwise, Rachel's plan would be followed with the money allotted by the special assessment. It was agreed that the special assessment would be sent out with the annual maintenance fees and owners would be given until April 1, 2022 to pay the special assessment. Dennis York seconded the motion, which was unanimously approved

Jim Vannatta asked about the status of the balance of the hurricane insurance money. York indicated that final invoices for repair work had been sent to the independent adjuster, but would check to see if the insurance agent had received the invoices and what is the status of the remaining approximately \$40,000 due from the insurance company . No other action was taken.

Who's at the resort and when:

No board member has plans to be at the resort before the next meeting

Next meeting date:

Tuesday, December 28, 2021, 1 p.m. at the Cresson reservations/accounting office.

Adjournment:

There being no other business to come before the board and after motion made by Dennis York and seconded by Jerry Cigainero, a vote was unanimous to adjourn the meeting. The meeting adjourned at 2:07 p.m., November 16, 2021.

Dennis P. York

Dennis P. York, Assistant Secretary for La Casa del Sol