

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

Board Meeting Agenda

Tuesday, May 10, 2022 1:00 P.M.

18757 S. Highway 377, Cresson, TX 76035

1. Call to order
 - a. Vice President Jack Luna called the scheduled meeting to order at 1:00 p.m. on Tuesday, May 10, 2022. Board directors present were Jack Luna, Dennis York, Bud Lowack, and Bill Gunn. The directors in attendance via ZOOM were Donna Kelly and Derrick Richardson. President Jim Vannatta was in attendance via speakerphone.
2. Revisions suggested by directors of the minutes of the board meeting Tuesday, March 29, 2022, were noted by Secretary Bill Gunn. A motion was made by Dennis York to accept the minutes when corrections were made. A second was made by Donna Kelly, and the motion was carried unanimously.
3. Presentation of financial report& reservation office by Dennis York. After some discussion, Bill Gunn made a motion to accept the financial report and the report from the reservation office and was seconded by Derrick Richardson. The motion carried unanimously.
4. Report on management of the resort by Jack Luna.
 - a. The resort is now officially staffed with the hiring of three housekeepers.
 - b. Kevin, Jacob, and Office Team have been busy preparing the resort for the Red Season:
 - i. Bathtub and sink in #203 have been re-epoxied.
 - ii. Rusted utility boxes in front of the buildings have been removed.
 - iii. New flooring installed in Units #109 and #112.
 - iv. Several exterior lights have been replaced
 - v. Unit décor has been re-arranged
 - vi. Stocking supplies (linens, etc.) for the busiest season
 - vii. Exterior walls washed
 - viii. Backflow valve in parking lot concealed
 - ix. Toilet piping in #110 repaired
 - x. Furniture in some units has been steam cleaned, with more unit steam cleaning planned
 - xi. New grass is growing
 - xii. Sleeper couches are expected to arrive 05/20/2022
 - c. Future Projects
 - i. More plants in the front of the buildings
 - ii. More exterior walls to be painted
 - iii. Continue to improve the overall exterior appearance of the resort

d. A motion to accept the Resort Management Report was made by Dennis York and was seconded by Bill Gunn. The motion carried unanimously.

5. Review of action items.

a. New Windows status for #107 & #108.

i. No update available. Jack Luna to follow up.

b. A/C wiring on the roof (bids).

i. Still receiving bids.

c. IP fees (Owner vs. Owner-Sponsored).

i. Dennis York prepared an insert for the upcoming newsletter.

1. That insert served notice that all **NEW IP** and OSIP reservations will increase by \$50 beginning June 1, 2022.

2. An IP for a 1-bedroom unit will be \$300/wk.

3. An IP for a 2-bedroom unit will be \$400/wk.

4. An IP week can be reserved 6 MONTHS prior to the desired date, based upon availability.

5. An IP week canceled up to 15 days prior to the reserved date will be fully refundable.

6. An IP week canceled within 15 days prior to the reserved date will **NOT** be refundable at all.

7. Owner-Sponsored IP (OSIP) are weeks the owners sponsor friends and immediate family to stay at the resort. All OSIPs will be increased by \$50 also. Those new weekly rates are dependent upon the time of the year:

a. November to February \$300

b. March to April \$400

c. May to August \$500

d. September to October \$450

ii. Suggested wording revisions were made to fine-tune clarity.

d. Winter Texan Program discussion

i. During the March 29 Board Meeting, Jack Luna asked to re-visit the program's parameters. There was a conversation to increase the number of available units for the program and increase the price per week. After considerable discussion, Dennis York made a motion to change the Winter Texan Program (as noted below), and Derrick Richardson seconded it. The motion carried with 5 'YES', 1 'NO', and 1 absence.

ii. The program's new parameters are:

1. The Winter Texan Program will continue to run from the first Friday in November until the first Friday in March.

2. Increase units from 7 (3 downstairs and 4 upstairs) to 7 to 10 units (4 downstairs and 6 upstairs), based upon availability. This will allow the reservation staff flexibility in those additional reservations.

3. The fee for Owners and Sponsored-by-Owner (IP and OSIP) will remain at \$1,000/month.
4. Increase the Winter Texan Program fee for Non-Owner and Non-Sponsored Guests from \$1,145/month to \$1,600/month with a one-time \$125 cleaning fee at the conclusion of the last week of occupancy.

6. New Business

- a. Underwater fishing lights at docks.
 - i. After discussion, Jim Vannatta made a motion to return the lights to their previous location, to which Dennis York seconded it. The motion carried unanimously.
- b. IP reservations and cancellation timing (30/90).
 - i. The Reservation Cancellation Policy was reviewed after corrections were made in the Minutes of the previous Board Meeting.
 1. An IP week canceled up to 15 days prior to the reserved date will be fully refundable.
 2. An IP week canceled within 15 days prior to the reserved date will **NOT** be refundable at all.
 3. Further, cancellation fee discretion by the Office Team is important in the event of certain situations that would prevent the usage of the reservation. A vote was not necessary.
- c. Board Meeting (03/29/2022) Comments from Bill Gunn were addressed:
 - i. A motion was made by Dennis York to increase the number of housekeepers getting raises from two to three, to which Jim Vannatta seconded. The motion carried unanimously.
 - ii. The need for a written Housekeeping Staff and Payroll Policy to protect the best interests of the resort and our employees was assigned to Jack and Rachel.
- d. Survey Responses
 - i. Complaints have been received that the pool is not heated in winter months and strong winds.
 1. Jack will work with Kevin on a protective barrier in late fall/early winter for pool equipment
 - ii. Fishermen complain about the location of the fishing lights
 1. This was addressed above in New Business 6.a.i
 - iii. As our ownership ages, there will be a need for ADA-compliant access to room(s) and bathroom(s).
 1. Units #111 and #113 could be made ADA-compliant
 2. Jack will ask Kevin for recommendations
 3. Secure bids for expanded bathroom access
 4. Secure bids for expanded entry access

5. It was suggested that the relocation or complete removal of the washer/dryer combos could be considered.
- e. Owners have approached the Office Team with a proposal to invite a veterans' group to stay a weekend (Friday arrival through a Sunday departure) to tour and review the resort.
 - i. After discussion, Dennis York made a motion to allow the owners (Leonard and Margaret Garcia) to promote a weekend for up to ten units at \$100/night based upon availability.
 - ii. It was suggested that this weekend be held in the late fall/early winter months.
 - iii. It was also suggested that someone from the board be available on-site to address any concerns and questions from the group about the resort.
 - iv. The motion was seconded by Jack Luna and carried unanimously.
- f. Promoting La Casa del Sol
 - i. Jack Luna initiated a discussion on promoting LCDS:
 1. Current and former military stationed in Corpus Christi
 - a. Coast Guard Air Station Corpus Christi (at Corpus Christi Airport)
 - b. Naval Air Station Corpus Christi
 - c. Corpus Christi Army Depot
 2. Area hospitals
 - a. (There are 25, including rehab and long-term care)
 - ii. Possible contact targets:
 1. Housing Officers
 2. Public Relations Officers
 3. Human Resources
 - iii. Dennis York will check with our CPA to determine if we can do this.
 - iv. There was also discussion about the creation of a sign to be hung on the exterior wall of the parking lot to encourage passersby to check out LCDS

7. Who's at the resort when?

- | | |
|-----------------------|---------------|
| a. Derrick Richardson | 05/13 – 05/20 |
| b. Donna Kelly | 05/27 – 06/03 |
| c. Bill Gunn | 06/10 – 06/24 |
| d. Jack Luna | 07/15 – 07/22 |
| e. Jim Vannatta | October |
| f. Bud Lowack | October |

8. Set date/time for next meeting.

- a. 06/21/2022 @ 1:00 p.m.

9. Adjournment.

- a. There being no other business to come before the board, Dennis York made a motion to adjourn, and it was seconded by Jack Luna. The vote was unanimous. Vice President Luna declared the meeting adjourned at 2:26 p.m.

10. Executive session of board of directors.

Respectfully submitted by Bill Gunn, Secretary