

La Casa del Sol Council of Co-Owners
Board of Directors Meeting
May 13, 2019
18757 S. Highway 377, Cresson, TX

Call to Order:

President Jim Vannatta called the meeting to order at 1:03 p.m. A quorum was present including Vice President Steve Gandy, Directors Jerry Cigainero, Bud Lowack, Treasurer Dennis York, Secretary Gaylen Cox and Candy Lamel via call in.

Approval of Minutes from April 2, 2019:

The minutes from the previous Board Meeting on April 2, 2019 were reviewed. Candy made a motion to accept the minutes and Jerry seconded the motion. All board members voted to accept the minutes as written.

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. Corrections to add roof repair cost to hurricane repair expense and to Statement of Operations in 3rd column will be made to the Financial Report and redistributed to board members by Dennis.

Gaylen motioned to accept the Financial Report and Bud seconded the motion. All the board members voted to accept the report.

Resort Report:

Overview:

Steve Gandy, Vice President, reported that the resort has been unusually active for April and early May, especially with RCI guest. Recent heavy rains revealed a few roof leaks that are being addressed by the roofing company. Floor repairs for unit 209 have been contracted out.

Melissa Padilla has returned to work from medical leave and Jeffrey Quintero was hired for a maintenance position.

Resort Project Status:

Due to 10 days of torrential rain on the island, there has been significant flooding and power outages at the resort. The resort was without power Thursday through Saturday morning. Guest checked in with no power, cable or Wi-Fi on Friday. Only 9 units were occupied, and guest were informed of the situation prior to arrival. Additional leaks as a result of the rains have been referred to the roofing contractor. Unit 107 ceiling has been repaired and looks very good.

Service and Comfort Animal Policy:

Our policy regarding Service and Comfort Animals at the resort was revisited and our legal counsel has stated that our existing policy is fine as written. The board discussed the difference in service and comfort animals. Resort personnel have been advised that our stated policy will remain in place and Steve Gandy should be contacted if any guest has questions regarding the policy.

Tool Shed:

The previous tool shed has been removed and a replacement building will be ordered soon and addressed in the off season.

Hot Tub and Circuit Breakers:

Electrical panel box was replaced due to problems it caused for the hot tub. The additional circuit breaker issues are being accessed by the electrician.

Repairs and Replacements:

Flooring in units 209 and 206 are being repaired and completion expected by Memorial Day week.

Upcoming Projects:

The tree trimming will be completed once we get a reasonable estimate. We are currently exploring the cost of replacing the parking lot fence.

Facebook and Resort Feedback Campaigns:

Our Facebook campaign continues to show results. We have had units transferred as a result of questions answered after Facebook posts. Surveys are being sent to departed guest. The templates are designed for owners and non-owners. The completion rate for the surveys have been good and mostly positive.

Our monthly newsletter will resume soon and include owners and non-owners. This is an attempt to spur IP bookings, interest in visiting the resort or transferring into ownership.

Dennis York explained that the Resort Report includes two maintenance items that we need to keep the cost within the amount budgeted for maintenance repairs.

Dennis motioned for acceptance of the Resort Report. Gaylen seconded the motion and the board members unanimously agreed to accept the Resort Report.

Other Business:

Dennis has had positive results on contacting past due owners that are potential foreclosures. This process will continue in attempted to limit our foreclosures.

The board discussed how previous foreclosed owners should be handled if they want to purchase with La Casa again. After discussion, the board agreed it would not be in our best interest to sell to owners that have had their weeks foreclosed. Dennis will refer the situation to our legal counsel for review.

Jim presented an agreement for Right to Use for the new program previously discussed to market weeks in our inventory. After discussion on one year and five-year terms of the agreement, the board decided that any agreement would need to have the week scheduled six months prior to use, increased cost when maintenance fees increase and not implement until after discussed with legal counsel. Dennis made a motion to offer a one-week option for Right to Use for \$1000 and \$350 deposit as a credit card hold. Steve seconded the motion and the board members unanimously agreed to implement the new program after legal counsel has been consulted. The board members will consider an appropriate name for the program. The cancellation agreement will be 30 days with \$500 refund only. It was determined that the board did not need to consider an offer for exploratory time at the resort since that was part of the five-year program discussion.

Action items:

- Dennis will contact our legal counsel regarding our new program proposal and our preference not to have foreclosed owners purchase again.
- Dennis will make corrections to Financial Report and redistribute to board members.

Who Will Be At The Resort When:

Candy Lamel – May 24- June 7

Jerry Cigainero – June 21st

Jim Vannatta – July 5th

Steve Gandy – July 12th

Next Board Meeting:

The Board will meet Monday, June 17, 2019 at 1pm at Cresson Office.

Adjournment

Jerry Cigainero made a motion to adjourn the meeting and Steve Gandy seconded the motion. The meeting adjourned at 2 :35 pm.

Respectfully submitted by Secretary Gaylen Cox
Approved for filing, distribution and posting to the website on July 23, 2019