

La Casa del Sol Council of Co-Owners
Board of Directors Meeting
January 23, 2018
18757 S. Highway 377, Cresson, TX

Call to Order:

President Jim Vannatta called the meeting to order at 1:04 p.m. A quorum was present including Vice President Steve Gandy, Treasurer Gaylen Cox, Secretary Candy Lamel, and Directors Ben Harbour and Bud Lowack. Jerry Cigainero was absent and had assigned his proxy to Bud Lowack for purposes of voting at this meeting.

Approval of Minutes from December 4, 2017:

The minutes from the previous Board Meeting were reviewed and approved unanimously for filing and distribution (motion by Ben Harbour and seconded by Steve Gandy). Approved minutes are emailed by the secretary to the Accounting and Resort offices for filing, and to Steve Gandy to post them to the website.

Financial Report/2018 Budget:

Treasurer Gaylen Cox provided year-to-date performance through December, 2017, for all to review, as well as the Budget which will be presented at the Annual Owners' Meeting at the end of February. The net loss in 2017 was less than expected, primarily due to under staffing, and resort shut down after the hurricane. Careful expense management has offset some spending on unbudgeted replacements for Hurricane Harvey damages and use of our cash reserves to fund our operating loss was less than anticipated. Steve Gandy moved to accept the Financial Report; the motion was seconded by Candy Lamel and approved by all.

Resort Report

Overview:

Occupancy has been light, as it always is at this time of year. AC contractors' bids were reviewed by the Board and an email vote was taken to authorize Steve to go forward with replacements. He reports that they are working on them now. There have been some delays due to the extremely cold weather, but progress is being made.

Approval has been obtained from the PIPOA for replacement of our storage building behind building one, so that has been ordered and should be delivered today.

As for personnel changes, Joel Gonzalez was hired in November, has quit and was replaced by Ray Gonzales.

Projects Completed /other items:

Discount Electric is replacing the electrical panel box, since Steve believed Gourley's price was inflated. So the units without power recently should be back in operation by next week.

The city of Corpus Christi will no longer accept PIPOA cards for re-entry to the Island after an evacuation. Instead, Steve has filed the required paperwork with the city to identify LCDS Board Members and resort Staff, so that in the case of a future closure, we can re-gain access to the Island to check on the condition of the property prior to the evacuation being lifted.. This will need to be updated as staff and board members change, but at this point, it cannot be done online.

Steve reported that owner David Slokum has donated two 50" TVs. One will be put in each of the 2-bedroom units, as those are the only units Mr. Slokum stays in when there. And Steve plans to do a "shout out" to Mr. Slokum to thank him at the Annual Meeting next month.

Upcoming Projects:

The storage building replacement will be done, after building a raised floor/platform for it to rest on. When the office was updated a few months back, Steve had them save the prior cabinets under the old desk areas to use for organization in the new storage building. Other than this, normal review of units for needing cleaning, painting etc. will continue as is always the case for this time of year.

A motion to accept the Resort Report was made by Gaylen Cox. Bud Lowack seconded the motion, and all agreed.

Other Business:

President Jim Vannatta reported that an owner wanting to sell his deeded week asked if it could be listed in the newsletter and Jim told him that he would address the issue with the Board. After discussion, it was agreed that we will not advertise units for sale by owner as we have a hefty inventory of deeds we are trying to move as an Association. The discussion moved to perhaps keeping a list in the office of units for sale by owner, as had been done in the past, in case someone interested in purchasing a unit at a time not available in the inventory might want to contact the owner hoping to sell, but not decision was made at this time.

Action Items:

All action items assigned at the previous meeting were reviewed and closed.

Gaylen Cox announced that she will bring water and an ice chest to the Annual Owners' Meeting and asked the board to let her know if there is anything else we should supply that is not being supplied by the hotel conference room.

Who will be at the Resort When?

Jim Vannatta Jan. 30 – for up to 3 weeks, hopefully monitoring the deck rebuild.

Steve Gandy Feb. 16 – for a week to sit in for Shelly as she takes vacation.

Bud Lowack Feb. 16 – for one week

Adjournment

The next Board Meeting was not scheduled, since we will meet again at the Annual Meeting on February 24th and this Board Meeting was adjourned at 1:50 p.m. A short Executive Session followed to approve a payment schedule for an owner wishing to bring his delinquent account into a current status.

Respectfully submitted by Secretary Candy Lamel
Approved for filing and publishing on April 2, 2018