

La Casa del Sol Council of Co-Owners, Inc.
Board of Directors Meeting
January 25, 2022
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, January 25, 2022. 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.

Approval of the Minutes from the meeting of December 28, 2021

The minutes of the December 28, 2021 meeting were reviewed by Dennis York. Upon motion made by Donna Kelly and seconded by Bill Gunn, the minutes were unanimously approved.

Financial Report:

Dennis York, Vice President and Treasurer presented the financial statement for the year ended December 31, 2021. A general discussion of the financial statement was conducted. York stated that the financial statement was a draft for the annual owners meeting on February 26, 2022. Bill Gunn questioned a few items on the supporting schedules and York agreed they did not appear to correct and would review them with accounting. There being no further discussion of the financial statement, Jerry Cigainero made a motion to approve the financial report, which was seconded by Bud Lowak. 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. Attached and made part of these minutes is Rachel's report. The board was pleased with the laminate flooring put in unit 202. It was further agreed that no area rugs were need since the resort staff put pads under all the furniture legs and the area rugs could pose an injury potential considering the age of La Casa's owners. Donna Kelly made a motion to approve the resort report which was seconded by Jerry Cigainero. The motion passed unanimously.

Other Business:

Jim Vannatta told the board that he would be in contact with David Lee regarding the final insurance payment. David had been sent all final invoices as he requested.

The board then discussed the replacement of the windows in units 107 and 108. A general discussion followed with emphasis on being sure the measurements were accurate. Dennis York stated he would verify with resort management and maintenance that in fact every window had been measured. A quote from Lowes was presented to the board for the windows in the amount of \$8,026.89 per unit which included a discount saving of \$1,416.53 per unit if ordered by January 26, 2022. Dennis York made a motion to authorize the resort staff to place the order, which would be about a four to five week lead time. The motion was seconded by Donna Kelly. Subsequent to the board meeting resort management reported that the windows had been ordered and the total cost with tax and delivery was \$17,438.87

Jim Vannatta asked about the response to the \$150.00 assessment sent to the owners. York stated that response was good. There were a lot of questions about what the money would be used for, but positive responses once it was explained.

Jim Vannatta then presented the board with pictures of the electrical wiring on the air conditioning systems on the roof of building A and B. Pictures were viewed by the board. Jim stated he would be working on who is responsible for the wiring job and report back to the board. No further action was taken on the matter.

Jim Vannatta then asked for a review and discussion of the Winter Texan program at the resort. The program allows non- owners to rent units during the winter months. After discussion, Dennis York made a motion to leave the Winter Texan program as is, which was seconded by Donna Kelly. The motion passed unanimously. The Winter Texan policy is as follows:

- The program runs from the first Friday in November until the first Friday in March.
- A maximum of 7 units are available for the program; 3 downstairs and 4 upstairs
- Down stairs units must be requested by the guest, not offered by the reservations office

A short discussion about the annual meeting took place, particularly concerning confirmation of the meeting room, the use of Zoom only for out of state board members and candidates running for the board. It was agreed that no food would be present at the meeting but coffee and water would be supplied by the hotel.

Who's at the resort and when:

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

Next meeting date:

Saturday, February 26, 2022, 1 p.m. at the Comfort Inns and Suites in Arlington, Texas.

Adjournment:

There being no other business to come before the board and after motion made by Bud Lowak and seconded by Bill Gunn, a vote was unanimous to adjourn the meeting. The meeting adjourned at 2:00 p.m., January 25, 2022.

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