

**LA CASA Del SOL COUNCIL OF CO-OWNERS  
BOARD OF DIRECTORS MEETING  
July 23, 2013**

**\*\*\*\*\*APPROVED MINUTES \*\*\*\*\***

The meeting was called to order by President Dennis York at 1:00 P.M. Board members in attendance were Vicki Vannatta, Steve Gandy, Ben Harbour, Jerry Cigainero and Ray Leidig. Jerry Lamel was absent. His proxy was assigned to Vicki Vannatta as per Dennis York.

**Call To Order:** President Dennis York declared a quorum present and the meeting proceeded to the first agenda item.

**Board Meeting Agenda:**

- **Approval of Minutes:** After a brief discussion, the minutes from the May 14, 2013 meeting were corrected to state the decision to install a security camera in the office was not finalized. Secretary Steve Gandy was instructed to revise the minutes accordingly. Pending the correction, a motion was made to approve the minutes of the May 14th meeting by Ray Leidig and second by Vicki Vannatta. The minutes of the May 14,2013 meeting were approved.
  
- **Presentation of Financial Report:** Vicki Vannatta gave the Treasurer's Report. After discussion the Treasurer's Report was accepted with a motion from Ben Harbour and a second by Jerry Cigainero. The report was approved unanimously.
  
- **Report on Resort Management:** Ray Leidig gave his report on the current status of ongoing maintenance and repair at the resort.

**The report stated:**

- A new company has been hired to service the existing fire extinguishers at a substantial cost savings to replacing the fire extinguishers outright as had been previously considered.
- A full time maintenance person has been hired.
- The underwater lights at the fishing pier have been repaired. Subsequently, one of the lights went out and a replacement has been ordered.
- New landscaping will be installed at the entry into the complex between the road and stucco walls.

- **New umbrellas for the pool area are to be purchased from a new supplier.**
- **A discussion was had on a problem replacing the washer/dryer combination as needed in the units. The smaller sized combinations are no longer available and the current configuration of the washer/dryer closets will not accommodate the larger units available. Consideration was made to remove the inset area in the dining room of the units allowing more room in the washer/dryer closet for the newer, larger washer/dryer combinations.**
- **A discussion was had pertaining to the pool heater use.**
- **The new in house laundering system is working well.**
- **A discussion was had on the possibility of selling La Casa promotional items. Ray Leidig and Vicki Vannatta will investigate the idea further.**
- **A discussion was made of resort personnel duties and responsibilities.**
- **A discussion was had concerning truck parking in the parking lot.**
- **Report on The Remodel of Unit 104: Vicki Vannatta reported the remodel work on Unit 104 is complete.**
  - **Unit 104 is complete except for a few minor details. The room is being used by guests.**
  - **A discussion was had on how to proceed with additional room remodels. Ben Harbour suggested prioritizing upstairs units to persuade guests to utilize the upstairs units more often. The decision was made to move forward with 2-3 more units this year.**
  - **A discussion was had relating to asking and surveying the owners on how to fund the remodel of the units.**
- **Negotiations With The Nueces County Appraisal District:**
  - **Dennis York updated the board on the final outcome of negotiations with the Nueces County Appraisal District relating to property taxes. Dennis reported the Tax Consultant hired by the LCDS board got the tax bill reduced \$13,000.00. Dennis recommended we continue to retain the services of a tax consultant on an ongoing basis.**
- **La Casa Del Sol Website:**
  - **Dennis York advised the board on the ongoing problems with the LCDS website. Steve Gandy will follow-up on the website problems and the possibility of redesign and updating the site.**
- **Change of Ownership of Weatherford, TX Office Building:**

- **Dennis York has taken ownership of the building in Weatherford, TX housing the LCDS office. Dennis excused himself from the meeting to allow the board to discuss his offer for a new lease agreement. Jerry Cigainero advised the board of his findings relating to the rental market in Weatherford, TX. The board decided the requested rent was in line with current rates for the area. Vicki Vannatta made a motion to agree to the lease with options at \$460.00 monthly + ½ the monthly electricity costs. The motion was seconded by Steve Gandy and agreed to unanimously by the board.**
- **Other Matters of Business:**
- **The board has agreed to allow Time Warner to take over the Wi-Fi management of the LCDS complex. The contract is for three years.**
- **Ray Leidig elaborated on the ongoing pool deck repairs.**
- **A discussion was had relating to installing a security camera in the office. The decision was made not to install the camera.**
- **A discussion was had relating to building a counter/desk unit for use in the office. Further consideration for building the counter/desk will be made.**
- **Meeting Adjourned**