

La Casa del Sol Council of Co-Owners, Inc.
Board of Directors Meeting
August 10, 2021
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 1:08 p.m. on Tuesday, August 10, 2021. The following directors were present: Jim Vannatta, Jerry Cigainero, and Dennis York. Donna Kelly, Derrick Richardson and Randy Bales attended by Zoom Meeting.

Approval of the Minutes from the meeting of July 6, 2021

There were not minutes presented to the Board of Directors for the July 6, 2021 board meeting. Accordingly, no action was taken.

Financial Report:

Dennis York, Vice President and Treasurer presented the financial statement for the period ended July 31, 2021. A general discussion of the financial statement was conducted. Dennis York informed the board that Resort Supplies were up slightly over budget due to increased occupancy and purchase of a new lawn mower and other lawn equipment. Dennis York informed the board that he had been in contact with La Casa del Sol's insurance agency to see that help they can be to get paid the \$40,000 owed by TWIA on the Hurricane Harvey damage. The insurance company needs a claim and any other documentation that is available to help receive that balance of the \$40,000 on the claim. There being no further discussion of the financial statement, Derrick Richardson made a motion to approve the financial report. Jerry Cigainero seconded the motion, which passed unanimously.

Resort Report:

Dennis York, Vice President and Treasurer presented the resort report. He stated to the board that overall the resort was in good condition and running well. He stated the fact that a new maintenance man with much and varied maintenance experience had been hired to maintain the resort. York further stated that the new maintenance man had already performed. York informed the board that the resort is fully staffed with a team that is working well together and accomplishing much.

Attached and made part of these minutes is a report from Rachel Drake, Manager of the resort property. Rachel's report gives more specific details about happenings at the resort/

Other Business:

Charge for smoking:

► The board discussed the charge of \$250.00 for smoking in a unit. There is conflicting information in the rules and regulations, and the La Casa web site as to whether the charge is for each stay or each day of a stay. After discussion of the matter Dennis York made a motion that smoking charge be a per stay charge. Derrick Richardson seconded the motion which was then unanimously approved by the board.

► President Jim Vannatta informed the board that Steve Gandy was eligible for a three free weeks stay at the resort for his service on the board. Dennis York made a motion to confirm Mr. Gandy's three free week stay and the motion was seconded by Jerry Cigainero, which was then unanimously passed by the board.

Dennis York presented the following items from the accounting and reservations office:

► Jerry Cigainero asked the question “was the repair to the stucco sealed in any way”. A general discussion of the question ended with Randy Bales looking into the matter and report to Dennis York Vice President of his findings. In any case, it was agreed by all that the stucco work be sealed. No formal action was taken on the matter, but Bales and York agreed to investigate the matter to be sure the stucco had been sealed.

► The board then discussed the safety ladder at the fishing dock. It was secured in such a way that it is not usable by someone who might fall into the water at the dock. Dennis York agreed to investigate and work with resort staff to fix the problem. Randy Bales also offered his assistance since he is a resident on Padre Island. No formal action was taken by the board.

► A discussion was had concerning the pull out mattresses for the couches. Many need to be replaced. Randy Bales informed the board that a mattress manufacturer named Cantwell was located in Corpus Christi. The board agreed that Bales look into the cost of the mattresses and report back to Dennis York. Subsequent to the meeting Mr. Bales informed York that if we gave Cantwell the dimensions of the mattresses, Cantwell would make a sample for La Casa and give a quote on a per mattress basis. Mr. Bales was requested by York to follow through with a sample so the board would have details for the next meeting to discuss the mattress replacement possibility.

► Donna Kelly reported to the board that when she goes to the resort she is taking some hardy plants from Louisiana that she believes would fit the landscaping well at the resort. President Vannatta asked Donna to check in with the resort manager and the landscape supervisor about planting the plants.

Who's at the resort and when:

Dennis York, August 29-September 3

Donna Kelly, September 3-September 8


Derrick Richardson, September 10-September 17

Next meeting date:

Tuesday, September 7, 1 p.m. at the Cresson reservations/accounting office

Adjournment:

There being no other business to come before the board and after motion made by Donna Kelly and seconded by Derrick Richardson, a vote was unanimous to adjourn the meeting. The meeting adjourned at 1:52 p.m., August 10 2021.



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