LA CASA DEL SOL COUNCIL OF CO-OWNERS, INC.

Board Meeting Minutes

Tuesday, June 28, 2022, 1:00 P.M.

18757 S. Highway 377, Cresson, TX 76035

1. Call to order
	1. President Jim Vannatta called the scheduled meeting to order at 12:56 p.m. on Tuesday, June 28, 2022. Board directors present were Dennis York, Bud Lowack, Bill Gunn, and Jim Vannatta. The directors in attendance via ZOOM were Jack Luna and Derrick Richardson. Director Donna Kelly was unable to attend electronically or in person.
2. Approval of minutes of board meeting Tuesday, May 10, 2022, taken by Secretary Bill Gunn.
	1. After discussion, Dennis York made a motion to accept the minutes, it was seconded by Bud Lowack, and the minutes were approved unanimously.
3. Treasurer Dennis York made a presentation of the financial report & reservation office:
	1. Discussion was made about the difference between the budgeted $300,375 YTD Maintenance Fees and the received $242,781 in those fees. A discussion was also made about the difference between the budgeted $84,500 YTD Special Assessment Fees and the received $77,715 in those fees. This has led to a difference in Gross Profit of almost $85,000.
	2. Discussion was made about the difference between the budgeted $173,269 YTD Net Income and the actual $79,116 in Net Income.
	3. After a thorough discussion, Bill Gunn made a motion to accept the financial report, it was seconded by Jack Luna, and the financial report was approved unanimously.
4. Vice President Jack Luna presented the Resort Report.
	1. Complements from guests have been noted concerning the new couches and flooring.
	2. Windows have arrived and are in storage awaiting a convenient date for installation.
	3. Pool heater is not working, and two options were discussed:
		1. Build a shed to enclose the heater
		2. Build a cover over the heater
		3. Jack will explore any other options and report back to the board
	4. Security cameras need to be evaluated
		1. Coverage is incomplete
		2. Upgrading the entire system is an option Jack will explore
	5. An employee problem arose
		1. Jack discussed the situation at length with the employee via phone.
		2. The employee resigned.
	6. The pool leaks.
		1. Jack Luna had heard the leak appears near the input jets.
		2. Bill Gunn emailed a picture of cracks in the coping on the southwest side of the pool. Is this the source of the leak?
		3. Jim Vannatta motioned for Jack to contact a pool construction company to determine the site and cause of the leak(s) and repair costs. Bill Gunn seconded the motion and the vote was unanimous.
	7. After discussion, Dennis York made a motion to accept the Resort Report, it was seconded by Bill Gunn, and the report was approved unanimously.
5. Review of action items.
	1. Windows status (see above in Resort Report).
	2. A/C wiring on the roof (bids).
		1. Incomplete at this time.
	3. Underwater fishing lights at docks.
		1. Bids anticipated during the first week of July to move and anchor the lights.
	4. Do we need to write a policy for Housekeeping Staff and Payroll to protect the best interests of the resort and our employees? Do we have anything already written?
		1. Jack working with Rachel to complete
6. New Business?
	1. Issues between resort manager and staff.
		1. Executive Session
	2. LCDS pamphlet needs revision
		1. Cresson office to make revisions
	3. Unit #107 kitchen
		1. The kitchen in Unit #107 has never functioned properly due to a design flaw from Day One. Bill Gunn proposed a way to correct the problem with minimal cost, time, and labor during an open week in September for #107. Dennis York made that motion, Jack Luna seconded it, and the vote was unanimous.
7. Who’s at the resort when?
	1. Derrick Richardson July 2 – 8
	2. Jack Luna July 15 - 22
8. Set date/time for next meeting.
	1. August 9, 2022 @ 1:00 p.m. @ Cresson office
9. Adjournment.
	1. There being no other business to come before the board, Dennis York made a motion to adjourn, and it was seconded by Bud Lowack. The vote was unanimous. President Vannatta declared the meeting adjourned at 2:01 p.m.
10. Executive session of Board of Directors as requested.

Respectfully submitted by Bill Gunn, Secretary