

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
October 6, 2020
18757 S. Highway 377, Cresson, TX**

Call to Order:

President Jim Vannatta called the meeting to order at 1:00 p.m. All Board members were in attendance including Vice President Steve Gandy, Treasurer Dennis York, Secretary Candy Lamel (attending by phone) and Directors Bud Lowack, Jerry Cigainero and Gaylen Cox (by phone). In recognition of COVID-19 concerns, all attending in person wore masks.

Approval of Minutes from the Meeting of September 9, 2020:

After review of minutes submitted by Gaylen Cox, Jim Vannatta recommended two corrections and Gaylen agreed to update the document prior to distribution. A motion to approve the minutes as amended was made by Dennis York, seconded by Steve Gandy, and all approved. Candy Lamel thanked Gaylen for handling the minutes for that meeting.

Financial Report:

Treasurer Dennis York reported the financials through September of this year.

Of the \$685 thousand in total Assets on the Balance Sheet, \$356 thousand are fixed (depreciated property). Current Assets at \$329 thousand include \$150 thousand in unavailable Cash Reserves as well as \$79 thousand in deeds needing foreclosure, so the net available Cash Reserves amount to approximately \$100 thousand currently.

Total Income through September was about \$418 thousand (\$53 thousand less than Budget), Total Expenses were \$449 thousand (\$8 thousand higher than planned), resulting in a \$31 thousand Loss on a year-to-date basis, approximately \$44 thousand worse than Budgeted. Variances to Budget were primarily due to continued delay of insurance reimbursements coupled with unexpected but necessary drywall, fence and roof repairs, partially offset by less than anticipated staff expenses, Supplies and Utilities, so the financial impact of the Corona Virus has not been as severe as expected.

Jerry Cigainero moved to accept the Financial Report, Gaylen Cox seconded the motion, and the Board voted unanimously to approve.

Resort Report:

Steve Gandy, Vice President, provided his usual detailed report on the operations of the resort.

Briefly, occupancy has been high at the resort. There have been no major resort personnel changes and no Covid-19 infections reported by employees or guests. An intoxicated guest broke through the glass on one of the stairwells, so that will be repaired and the owner will be billed for the expense. The pool was serviced for circulation problems and drywall replacement and painting was needed in unit

107 after finding mold upstairs. Dennis York made a motion to accept the Resort Report, Candy Lamel seconded the motion, and the vote was unanimous to approve.

Status of Insurance Collections:

Jim Vannatta spoke with David Lee who is reviewing scuppers and downspouts issues and expenses to see if covered under hurricane Harvey damages. Dennis York agreed to call David Lee for information.

Budget for 2021:

Treasurer Dennis York presented the final version of our proposed Budget for 2021 which included spending to exceed revenues by approximately \$10 thousand and did not include any increase in maintenance fees. After discussion of options amongst the board members, Dennis agreed to cover the calculated operating loss with unrestricted Cash Reserves rather than a fee increase or special assessment. So, billings for 2021 (which are sent out in November or December) will not include any changes to current rates for their annual maintenance fees and our fall newsletter will include that information for our members.

The motion to accept the proposed 2021 Budget was made by Steve Gandy, seconded by Jerry Cigainero, and approved by all.

Who will be at the Resort When?

Steve Gandy and Dennis York – Oct. 9 or 10 for a few days to handle personnel issues

Jim Vannatta – Oct. 16 for two weeks

Candy Lamel – Oct. 16 for two weeks

Next Meeting: The next Board meeting was set for Monday, November 9 at 1:00 pm.

Adjournment: This meeting was adjourned at 1:55 pm..

Respectfully submitted by Secretary Candy Lamel

Approved for filing and publication November 9, 2020