

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
August 22, 2016
18757 S. Highway 377, Cresson, TX**

Call to Order:

This Board Meeting was called to order at 1:07 p.m. by President Vicki Vannatta and all Board Members were present.

Approval of Minutes from June 27, 2016:

Unapproved Minutes had been emailed to all prior to the meeting. After discussion, a motion to accept the minutes as written was made by Steve Gandy, seconded by Gaylen Cox, and accepted by all. Approved minutes will be emailed by Secretary Candy Lamel to the Accounting and Resort offices for filing, and to Steve Gandy to post them to the website.

Financial Report and Reservation Office information:

Treasurer Gaylen Cox began with Reservations and Accounting Office items:

- 1) Chips on the on the new credit cards issued recently by our credit card company do not work. Given this situation, compounded by inconsistencies in how they require immediate confirmation of some charges, we will be changing our credit cards to another company shortly, hoping a different company will be easier to work with.
- 2) Reservations of units traded by owners through RCI will no longer be changed to other units, except in the case of maintenance issues. When listed with RCI they state if they are upstairs or downstairs units, and we get complaints any time that gets changed.
- 3) Charlene Glaub is moving to London with her husband, so we are in need of a part-time employee to take her place soon. Before paying for an ad, Gaylen would like referrals if anyone knows someone (not an owner) who would be willing to work two days a week to assist Andy in the Cresson office.
- 4) We have had a rash of people leaving units in such bad shape that we have had to bill owners for excessive cleaning. Apparently guests do not look at the book in the Unit to follow the check-out procedures and then they are upset when their credit card is charged after they have left things a mess. After discussion, a motion was made by Candy Lamel, seconded by Steve Gandy that Gaylen will write a letter to the owners reiterating the check-out procedure and warning that fees for excessive cleaning of the unit may be billed at between \$50 and \$150, depending on the condition of the unit.

- 5) Gaylen reported that we have a “53rd week” this year, beginning Friday, December 30th, and that the only owner of the 1st week in 2017 (January 6th thru 13th) will not be using his week. By shutting down reservations for those two weeks (December 30th through January 13th) we can schedule our major roof repair and also major maintenance and deep cleaning of the units during that time period.

Financials:

Gaylen reviewed the year-to-date performance, which is running favorable to plan at this point, in spite of the replacement of AC units as happens every summer. She also provided line item details of maintenance and supplies, and information on deed transfers and sales of units so far this year. Jerry Cigainero moved that the Financial Report be accepted, Ben Harbour seconded, and the motion passed unanimously.

Resort Report

Vice President Steve Gandy reported that an owner from San Antonio sells AC units and offers a “saltwater package” which he says protects them from the corrosion for 3 years more than without it, on average. His company unboxes the units, opens them up and covers everything that can be coated with a special protective coating before re-boxing and shipping them. Instead of costing about \$800 per AC unit, these would cost \$1100 to \$1200 per unit, including shipping. If we are willing to give that a try, Steve suggests we purchase 2 or 3 units and position them at different places on the roof to determine if the claims are truthful. Right now, our AC units seem to last only about 3 years on the ocean side, and 5 years on the Lake Padre side, due to saltwater corrosion. After further discussion, Steve agreed to do further research and ask for testimonials from other customers before deciding to purchase from this business.

Resort Overview:

Steve reported that the resort is completely full until Labor Day, after which there are about seven to fifteen units available for most of the remaining weeks of 2016. The interim roof repairs required to continue our insurance for wind coverage have been done, and there have been staff changes made since the last meeting.

Personnel Changes:

Chad Thornton, hired in May as our 2nd maintenance person, was terminated on June 27th because he had failed to contact the office during an extended absence from work. Clayton Thomas was hired on June 28th replacing Chad. Chet Mantello is now also coming back to lock the pool gate each night.

Maintenance Completed:

The temporary repairs to the roof for insurance purposes have been completed by South Texas Windows & Roofing. The lower landing on the fishing pier has been replaced. The stove in Unit 210 went out and was replaced. The AC in Units 201 and 213 were repaired. Four new chaise lounges and six new matching side tables for the pool area were purchased.

Current Maintenance Issues:

One grill is down because an owner left it on, and by the time the pool area was locked at 11 p.m. the outside supports on the handle had melted. Unit 211 will be out of rotation until further notice due to a consistent problem with ants in the walls of that unit. Our exterminator is trying various techniques to alleviate the problem, and maintenance will check the roof and exterior for leaks in case moisture has added to the problem. The fishing lights have been pulled in very close to the pier. Maintenance will try to reposition them using a kayak; otherwise, Steve will handle it when he is there in September with his boat.

Upcoming/Ongoing Projects:

Other than routine maintenance, no major projects are planned until the late fall/winter timeframe, coinciding with the roof project. Work around the pool area and the planned repair/relocation of security cameras is also expected to coincide with the resort closure during the roof replacement.

Action Items:

Sales Packets are in progress and should be completed soon. Gaylen Cox stated that they are 15 pages long at this point, including resort rules, etc. as well as forms for accepting payment from interested buyers while at the resort. The Pro Pay account has not been set up as of yet.

Gaylen will compose a letter to owners about check-out procedures and fees for excess cleaning and Steve Gandy will blast it out to owners by email from the website/database.

Steve will pursue more bids on Hardy board roofing and ask for testimonials from clients who have purchased AC units from the San Antonio company that offers the protective coating.

Who's at the Resort when?

Current plans for Board Members to be at the resort are as follows:

Sept 16 – 23	Candy Lamel
Sept 23 – 30	Steve Gandy, Candy Lamel, Vicki Vannatta
Oct. 7 – 14	Bud Lowack
Oct 21 – 28	Ben Harbour

Adjournment

After a review of everyone's calendars, President Vicki Vannatta scheduled the next Board Meeting for Monday, October 3, 2016, beginning at 1:00 p.m., reminding all that this will be the Budget meeting. Information needed for the fall newsletter will also be addressed. This meeting was adjourned at 2:45 p.m. and a brief Executive Session followed.

Approved for filing and publication on October 3, 2016
Submitted by Secretary Candy Lamel