

**LA CASA del SOL COUNCIL OF CO-OWNERS
ANNUAL OWNERS' MEETING
Saturday, February 23, 2019
Comfort Suites, 411 West Rd. to Six Flags Dr., Arlington, TX 76011
*****Approved Minutes*******

Call to Order:

President Jim Vannatta called the meeting to order at 1:03pm on February 23, 2019 at the Comfort Suites hotel in Arlington, Texas. Attendance was good and combined with the proxies sent to the secretary, we had a quorum to conduct the business of the association. President Jim Vannatta welcomed the owners and the board members introduced themselves. Present were: Vice President in charge of Resort Operations Steve Gandy, Secretary Gaylen Cox, Treasurer Dennis York, Directors Jerry Cigainero, Candy Lamel and Bud Lowack.

Approval of Minutes from Owners' Meeting of February 2019:

The February 2018 Annual Meeting minutes were reviewed by the owners. A motion to approve the minutes was made by Jack Luna, seconded by Mary Gunn and approved by all.

Financials and the Reservations & Accounting Office Report:

Treasurer Dennis York introduced Mary Baker, the new Reservations Office Manager. Mary replaced Office Manager Andy Moore who passed away. Mr. York presented the financial report for 2018 and the proposed budget for 2019. Dennis York explained that a Special Assessment covered the hurricane repairs not covered by the insurance and new mattresses for all units. Further explanation included a page by page clarification of the financial report and the proposal to use the unrestricted cash reserves to balance the budget rather increased maintenance fees. Dennis advised that

our maintenance fees have not increased in five years because we continue to access ways to generate revenue. Dennis also explained the work of our Tax Consultant does each year to get our property taxes lowered. The owners are advised that they should not use companies that offer to help them get out of their obligation to resort ownership but contact Reservations office to discuss your situation. All owners were encouraged to plan to legally transfer ownership in LCDS deeded weeks in case of death to keep ownership records current. After discussion of the importance of seeking new owners and current plans to increase revenue, Tom Carlin made a motion to accept the Financial Report and Budget. Mike Del Valle seconded the motion and the vote was unanimous.

Report on Management of the Resort:

Steve Gandy, Vice President, presented the Resort Report and the efforts to recover from Hurricane Harvey. In brief, all A/C units have been replaced, fences repaired, lights installed, dock installed, new fish cleaning station, water damage repairs completed, and new cable boxes and some TVs replaced. Carpets were all professionally cleaned. There is a new shade structure over the grill area.

Mr. Bill Gunn, one of our owners, updated and revised the information books for the units. President Vannatta built a portable wheelchair ramp to be used by guest when needed to access the unit and his wife, Vicki revamped tile work at the pool area with murals. Steve will make new ramp known to owners via the newsletter.

Roofing contractor and A/C contractors worked well together to coordinate the repairs during the resort shutdown in January.

Motion made by Jack Luna to accept the Resort Report and seconded by Jennifer Douglas.

Nomination and Election for Board Positions:

The election was held for two expiring board positions. Jerry Cigainero and Steve Gandy spoke to the owners regarding their desire to be reelected to current positions. No additional write in candidates were presented. Mr. Luna motioned that the election nominations be closed, and Mrs. Gunn seconded. The vote to close the nominations was unanimous.

The question and answer session took place while the votes were tallied.

Election Results:

Jerry Cigainero and Steve Gandy were each elected to serve a three-year term on the board.

Owner Concerns during Q and A:

- Discussion of ways to share ownership opportunities at LaCasa Resort
- Ownership opportunities that do not require long term commitment
- Carpet cleaning frequency and considering replacing with tile
- Discontinued use of carpet powders that promote carpet soiling
- Lock off door to join two units
- Locking gate for front of the resort
- Monthly or quarterly newsletter that is sent to owners via email rather than postal mail

Other Business:

Vicki Vannatta made a motion that the Board be allowed to conduct business on behalf of the La Casa del Sol owners. The motion was seconded by Susan Gunn. All attendees agreed to the motion.

IP Winners: Carolyn Lanigan (attendee) and Darvin Dieringer (from proxy)

The meeting adjourned at 3:02 pm.