

La Casa del Sol Council of Co-Owners
Board of Directors Meeting
June 17, 2019
18757 S. Highway 377, Cresson, TX

Call to Order:

President Jim Vannatta called the meeting to order at 1:03 p.m. A quorum was present including Vice President Steve Gandy, Directors Jerry Cigainero, Bud Lowack, Treasurer Dennis York and Candy Lamel attended by phone. Secretary Gaylen Cox was traveling from California to Texas and unable to attend, so Candy agreed to take the minutes for this meeting.

Approval of Minutes from May

The minutes from the previous Board Meeting will be presented and voted on at the next meeting since Gaylen was unable to forward them by email.

Financial Report:

The Financial Report prepared by Treasurer Dennis York, was distributed for all to review. Report is self-explanatory, but Dennis addressed specific items for further explanation. Through the end of May, Revenues of \$367.5 thousand were \$9.7 thousand less than planned, particularly since not all insurance proceeds have been received, and \$4.3 thousand in special assessment fees have not been received.

Spending has exceeded income by \$101.5 thousand, for a net loss, but covered by our strong balance sheet reserves. Overages from planned performance were primarily because of Hurricane Harvey damages and repairs to leaks in units, as well spending for new bed linens after the new mattresses were purchased. Even so, some of those overages have been offset by savings in exterior spending, supplies, and lower than planned utilities expense, so expense control measures have been good.

A motion to accept the Financial Report was made by Candy Lamel, seconded by Jerry Cigainero, and the board voted unanimously to accept the motion.

Resort Report:

Steve Gandy, Vice President, reported that the Resort will be totally full now until August 9th. A guest had a stroke in the parking lot while visiting in May and spent the week in the hospital. We lost another maintenance person, but Ray Gonzales is back. Thomas Anthony (Tony) has been hired to lock up the pool each evening. He lives on the Island and walks the entire resort, including the docks to be sure all is in order.

Roof leaking issues have continued, caused mostly because when the new AC units on the roof were installed, the installer drilled too far through the pads the units sit on and into the roof itself in places,

causing rain to be absorbed into the underlayment of the roof and, over time, leaks have occurred in ceilings of the upstairs units. Leaks in Unit 108 caused the ceiling of the 2nd bedroom upstairs to fall in. Fortunately the guests in unit 107 had checked out early and we were able to move the guests from 108 into 107 for the remainder of their stay. Additionally, after inspection, the drain spouts were identified as part of the cause of the leaks. Dry Valley Roofing will make the needed repairs and will invoice us for those, and we will forward their repair invoices to Total Assurance for payment since it was their installers who caused the damage.

Unit 206 had crumbling mortar in the bathroom, but we were able to pull up the tile and reset it, so we didn't need to purchase new tile. The bathroom in Unit 103 has a new vanity as the other had cracked. Shelly is going to Austin the first of July to learn how to test the water and administer the pool chemicals so that she can do them herself and teach others. No other major projects are planned at this time.

Dennis York made the motion to approve the Resort Report, Bud Lowack seconded the motion, and the motion passed unanimously.

Other Business:

Candy Lamel reported that Pam Patterson and her husband had brought it to her attention that while at the resort last month, on at least two occasions, owners who live locally availed themselves of the pool and brought several friends and children with them, crowding the pool area for those who were actually staying at the resort. After discussion about this, Jim said we should address this further and contact the local owners with rules about their use and whether or not they can bring guests with them when they are not staying at the resort themselves. We have limits on how many guests can visit those who are staying there, but there should also be guidelines established for local owners who want to use the pool and fishing docks.

Feedback on the looks of the resort and the new mattresses has been very positive.

Steve asked about the status of the "License to Use" issue we discussed at the last board meeting. We had decided to go forward with only the one year plan (not the five year option discussed) but as we didn't have the minutes to confirm at this meeting it was decided that we will address it at the next meeting.

Dennis reported that the ladies in the office have had some success at moving more units this year, and they have also been successful at collecting fees from owners who have been in default, so fees are actually higher than planned, since we had expected to have to foreclose on some of those deeds, and apparently won't have to now.

Who will be at the Resort When?

Jim Vannatta – July 5 – July 19

Steve Gandy – July 12 – July 19

Jerry Cigainero – possibly the week of Labor Day

Adjournment:

After scheduling the next board Meeting for 1:00 pm Tuesday, July 23 at the Cresson office, this meeting was adjourned at 1:48 pm.

Approved for filing and distribution on July 23, 2019

Respectfully submitted by Candy Lamel