

## **KACA Board Conference Call Meeting – Harvey Recovery Update**

Wednesday, September 20<sup>th</sup> 10:00AM CST

No Agenda - Attending, Richard Beck, Mary Jo Lyons, Charlie Adams, George Krapfel, Tom Geren, Dale Terry, Gayle Connolly, Bobby Daniel

### **Call to order - Richard Beck**

**Tom** – We have to submit a line by line cost submittal to include management fees, they can put in additional funds for the management fee.

**Dale** - recommended we add a higher amount here vs. negotiated amount since it's likely to be negotiated down. We can use funds for other storm related expenses such as bulkhead repair. It may be a week before we can get a unit by unit estimate for reconstruction. Dale joined call on behalf of Deidra.

**Bobby** - demo has started, normally they start w/ a smaller crew, train on how we want each unit demo'd, what can be salvaged and stored in each unit. They then train a bigger team. This allows each owner to reinstall if they choose, and can appropriate that money for other purposes. Any leftover funds will be put back into the property not the unit. If cabinets and upgrades. Bobby's job is to try and salvage stuff, Dale will try to trash as much as possible due to the nature of their roles in the project.

Meetings w. Bobby will commence once we have line item estimate w/ scheduling meetings w/ owners, they estimate they are at least 60 days away from this point.

This is a guestimate on timing. Once he gets to this point, he will assign project coordinators to work with owners to determine what they want in their units.

**Gayle** – some things we need to begin focusing on, demo is crucial to get any real answers; in this time span, water restoration, electric restoration, roofs, A/C units. Dale says the units are not habitable and they won't be able to get an occupancy permit until it is complete. Individuals should put their electricity accounts / suspend service or put on hold, they need 3-4 weeks for testing. This should be a newsletter item, suspend all utilities, cable, dish etc., Owners need to have wiring should be run inside the building and it should be required that no owners should run wires on the exterior.

If we could get a bulk rate from a provider the maintenance would go up, but personal expense would go down.

They are finding some aluminum wiring, differs by building and unit. Re-wiring would apply to the increased cost of construction amounts. A lot of the units have limited circuits, in 1974 when units were built, we didn't have things like microwaves. Discussion on code requirements for wiring in the units, we will need the city to help with this and support us in this. Crossroads will need to work w/ city inspectors.

Bobby asked about the age of the shingle roofs, Tom said major repairs were done in ~ 2008, original decking was not replaced, original decking is still in place, now has foamed overlaid. The shingle roofs are 2 years old, but the decking was not replaced. Bobby says we will have to come up with a different system for the roofs. Puddling of water is an issue and asking for trouble. Richard asked about adding ventilation in the roofs, and could we install some form of forced air ventilation. Is there some way we could add some sort of ventilation, Per Bobby, the architectural design will limit what can be done, but since we are going to upgrade to a radiant barrier this will help tremendously as will new insulation. Ventilation will be difficult.

Gayle asked for Dale and/or Bobby, AC units, can we expect new systems including ductwork and wiring, ductwork is a given since insulated boards were wet and ruined. New Freon standards will require replacement. Replacements will be addressed unit by unit. If replacements are required we would provide builder grade units and any upgrades would be at the owner's expense. Crossroads said that many of the AC returns, should be in an enclosed, sealed box, many are pulling hot dirty air from between the subfloors to cool the units. This became evident during the fire, and explains why the smoke traveled the way it did.

Charlie asked for some clarification and justification regarding the chimneys. This is the association's call. It's cheaper to do away with them than to put them back. This needs to be brought forward to the ownership as explained in the declaration. Richard recommended that we put this as a notice in the newsletter and highlight the risk and danger of maintaining.

Per ins policy, the units have to be restored to condition the day before the storm hit, this will allow for repainting. The expectation is that we can get siding replaced for less than current siding. This won't be an easy process and how will we approach it. Avoid blues and yellow may also be difficult. Green on large commercial buildings does not translate well on exteriors. May consider more conservative color for the building and more splash with an accent colors. Accent colors can be changed as trends change.

How do we want to pole the owners? Crowd control is a big part of recovering from a disaster. This is an incredibly divisive issue. Board agreed to ask owners about the chimneys via survey and appoint a sub-committee on color options to present to board and ultimately to owners for vote.

Northstar was considered but they are quickly becoming unreliable and our initial experience with them regarding the fire. Crossroads is trying to work with local people where possible, and he is trying to build relationships with local contractors.

Meeting Adjourned

Submitted - Mary Jo Lyons, KACA Board Secretary Sept 20, 2017

**Approved - Richard Beck, President - October 18, 2017**