

**KACA Board Meeting**  
Conference Call  
Wednesday, January 31, 2018- **10:00AM**

**Meeting Minutes Final**

Attendees - Tom Geren, Richard Beck, Charlie Adams, Mary Jo Lyons, George Krapfel, Gayle Connolly, Deidra joined late due to conversation with adjuster.

**1. Call to order – Richard Beck 10:10 AM**

**2. Property Manager’s Report / Harvey Recovery Update - Gayle Connolly**

Bulkhead project to begin shortly, determining best, most cost efficient resource to use to assist with labor.

**a. Bulkhead Repairs - New Findings**

Repair for areas behind the 1000 and the 1100 buildings where bulkhead has pulled away and separated from adjacent ground to be added to bid. Suspect damage due to Harvey. These are must do repairs. Another area of concern is between 1200 & 1400 and need to level / raise this bulkhead. Area to watch, may decide not to address now but will do so in near term.

Gayle envisions the wooden walkways may be sacrificed for now, we will keep finger piers and pilings. Uretex recommending not to replace walkways as they hide damage. Bulkheads will be a little wider, 16". We can come back with walkways in the future based on owners input and funding.

**b. New Maintenance Shed - Status,**

Low Priority for now.

**c. Owners Meeting - Prep**

Deidre, Bobby, Stephanie & Gayle having conversations re: what is their responsibility on things they will need to present. Discussions continue. Their goal is for owners to feel confident with progress and direction of rebuild. Working on agenda items.

**d. Staff update - current duties, plans**

Group discussion on best use of staff. Rock removal has been time consuming. Board suggested we find a stopping place and redirect efforts to other tasks. This might be a good use for hourly resources that are available for hire.

**3. Crossroads Update - Dale / Deidra**

**a. Fire Claim Update - Crossroads has given the claims adjuster a deadline of this week. Update has not been received. If not received within a few days Gayle will get involved and respond with a firm request on behalf of the association.. This is the final push week for the fire claim.**

**b. TWIA Update**

Continue to have response issues with Joel, TWIA desk adjuster. We provided a detailed list of additional damages that have not been addressed. Deidra and Gayle feel he is obstructing the claims process. Crossroads is working on a plan to pursue additional recourse by copying in Todd Hunter in a demand letter if satisfaction is not received. Richard will plan to make a call to Rep. Hunter's office prior to the letter if we need to escalate the request. Board aware this would be a process.

Joel working on coordinating a reinspection of the property. Deidra is hoping Jeremy and Vince from the consulting firm working with TWIA attend. Plan is to have our engineer present as well. Meeting is to review detailed points missing from claim. These points need to be addressed so they don't interfere with the reconstruction process. Deidra shared adjusters are accustomed to the contractor submitting something from the city or state that says the plans are not to code. They want the request coming from an unbiased 3rd party. Another point in debate is the cost of the windstorm engineer. Joel is going back to his team to discuss.

Fire claim estimate has been submitted for the approval process. Gayle understood that they had set aside \$1mill for the claim which is not a guarantee.

**4. Roadrunner Update - Bobby Daniel**

Tom saw the siding and said it looks great. We will not have the trim piece between the 2 stories with the new siding. Tom warned Bobby about the theft of materials was a real risk. They have security at night and hold workers up until 7AM. His crew is there until dark.

Roofs completed on 1-4 and 5 half way, stripping 6. Framers working on reframing 7 from the fire damage. The fascia board. Bobby discussing structure issues on building 4 & 7. He assured the board they are relying on reports from their certified structural engineer before moving forward on roofs etc.,

**a. BuilderTrend Website Feedback / Updates**

Mary Jo & Richard - no access

Stephanie on vacation and Bobby is in communication with her regarding access issues. The purpose of the website is to streamline the process. They expect there will be technology challenged owners that will need to be walked through the process and not comfortable with the website. Tom suggested they do a demo at the owner's meeting and not release the website until then. Bobby liked this and board agreed. Allows us time to nail down more specifics on the budgets. Gayle expects this will result in more owner

meetings who want to discuss their change requests. Bobby indicated that he would need change / mechanical / requests prior to the website release if there is a delay. Tom asked about the people that don't typically respond. Those that don't respond will get the base unit and Gayle will include a warning in the letter.

Tom, Charlie, MJ, George & Gayle, will plan to attend the KACPOA 10:00 am at the Alegro House. Community wide picnic following.

Richard will be attending the presidents meeting on Feb 10th.

#### 6. Appliance Update - **General Discussion**

Joel is requesting another type of company to inspect the appliances. TWIA will be inspecting in Houston. We requested 2 weeks to get them unpacked. Deidra says that they have accepted liability for Dishwashers, stoves, vent hoods & microwaves. They are arguing about what this means, continues to be an ongoing negotiation.

When it comes to replacement Gayle expects that we will know how much we have per unit for appliances, owners can order their own and we will cut a check for that amount. This amount will vary by unit, based on the value of the equipment that they originally had as well as the outcome of their unit. We will advocate to get as much \$ as we can get for each unit.

#### 7. Financials - **Tom Geren**

Tom requested that past financials be posted to the website.

Tom provided an update on assessment amounts collected to date. He has turned 5 or 6 units over for collection. Reviewed current cash balances in HOA accounts, cash on hand is healthy.

#### 8. Architectural Committee - **Charlie**

Efforts to work with Sherwin Williams have not panned out, switched to Behr. Roadrunner is a preferred customer with Behr. Color renderings should be available next week. Our group will review and finalize to present to board for approval and then submit to the owners.

##### a. Color Board Status

Roger will be able to do this now that there are siding and roof materials on site. Behr can create boards for the owners to see as well as electronic versions. Visual will be a large piece of plywood with a section of siding, door and roof selection. Charlie asked Gayle and Bobby if blue is an option now that we are using new siding and not painting over the old cedar. Bobby said that blue is very doable and that we got a poor paint job in the past.

Paint decision needed by March 1st. Board will communicate the options via email, photos on the the KACA website, FB page and be sent out via a mass email and a letter to owners.

**9. Communication Efforts - Mary Jo Lyons**

- a. Starting Draft Agenda for 3/10 owner's mtg

**10. Board - Q & A**

- a. Electrical & Plumbing Update

Bobby trying to find a plumber that will provide a written report on a project, most will only do bids. Electrical will be easier to get.

- b. Landscaping Status

Lawn guy is still mowing and trying to work with Bobby's group to protect plants if possible as work progresses around property. The heavy equipment is damaging lawns and probably sprinkler system lines. Gayle will have Roger move behind and repair sprinklers as needed. Sprinklers need to be moved back from the bulkheads as they start these repairs. Gayle will have Roger get on this project ASAP. Board encouraged Gayle to get what she needs to do the job on the bulkhead repairs.

Receiving a lot of positive responses from owners. Gayle says they are feeling confident. Board asked if security was needed for the March 10th meeting. Gayle did not expect there to be a crowd control problem. Board will look for microphone & projector.

Adjourn - 12:00 Noon (RB)

Executive Session held after meeting to discuss personnel matters.

**Draft Minutes submitted for review 4.4.18 - MJL**

**Minutes approved - RB 4.5.18**