

**KACA Board Meeting**  
Conference Call  
Wednesday, March 7, 2018- **10:00AM**

**Meeting Minutes - Final**

Attending: Richard, George, Charlie, Tom, Gayle, MJL - Bob & Deidre

- I. Call to order – Richard Beck - 10:05**
- II. Property Manager’s Report / Harvey Recovery Update - Gayle Connolly**
  - a. Foundation Report

Cost of doing all bldgs in question would be \$108,825 (8 bldgs that need foundation repair)( ~\$127k for doing all 10 bldgs), Deidra expects to see some coverage from flood. Ben, our engineer is reviewing. To discuss next steps on Fri w/ the adjuster. Requesting that Tyron w/ NFIP (He has Ben’s report) make their inspection a high priority. Inspection should be done before repairs begin and we can’t afford a delay. Damage will become obvious when buildings are raised due to the shifting foundation. We can’t stop progress and this mandate will be provided to NFIP and hope to move forward asap. Per Gayle, we can get in line with contractor to begin work as soon as we get the green light from Crossroads.

George asked if we don’t get ins \$ right away can we float it short term? Deidra shared that she sent a letter to TWIA to request a check that they have that is due us for \$99k. There is also funds ~\$270k from fire and \$202k from AC that are coming in. Richard asked about feasibility of reporting the fire ins co. to the Tx Dept of Ins.. Deidra & Gayle did not think we were there yet. They feel the squeaky wheel will win and it’s a calculated risk. Tom recommended we move forward with the worst buildings first. Deidra checking into an ombudsman and consumer advocate. Motion made by George, 2nd by MJL passed unanimously to move forward with repair of the 8 buildings. All agreed it was smart to do 8 buildings now and monitor the other 2. all at this time, minimize future risk. Gayle directed to get the contract in place ASAP.

- b. Water Heaters

Working on 100% replacement, chances strong per Deidre. We have brought this up repeatedly.

- c. Bulkhead Repairs - Status Update

RFQ sent w/ bid for bulkheads to Richard and Tom for approval. Tom requested that the detailed scope of work be added. Does not include the bulkhead at 10 & 11 since that will become a separate project. Contract \$146,137 for 1290’ linear feet.

This is what we assessed for and we have the funds to proceed. All agreed once scope of work is added.

d. Owners Meeting - Prep

i. TWIA Scope - Add to Deidra's agenda

ii. BuilderTrend Website / Funding Disclosure per unit

Owners will get a dollar figure. We don't have final numbers yet because we still have to do additional demo work, etc., Very fluid and numbers are still preliminary. General discussion on amounts available to owners on BuilderTrend and how best to present this.

Richard wants to be able to give a clear explanation to our owners on Sat. The process is extremely detailed and time consuming, thus the delays. We won't have these numbers for the owner's meeting but will be able to explain the process and reasons for delay. Board voted and passed that all agreed to this process.

Paint Colors - For those that have been received, the current tally is choice #1 is winning. Color boards will be provided. Roof samples etc., will be provided. Plan is to display outside in the sun during meeting.

**Non - Covered Perils**

Common elements are being itemized, these items are either non-covered and/or items that Bobby can't address in the scope of his work. Currently at ~\$742k. We estimate having about ~\$750k available from ins coverage. Irrigation and Landscaping not included, nor the bulkhead at 10 & 11.

Further discussion on deploying Roger to remove damaged pilings rather than bid the project out to outside contractor. Gayle feels this is a good use of his time and would greatly reduce our expense.

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

a. Fire Claim Update

b. TWIA Scope Update - Include for Owner's Meeting?

**IV. Roadrunner Update - Bobby Daniel**

a. Progress Update

Siding, crews working on 12 & 14, crew moving down Sandollar to 8, Shingle roofs mostly done except for a few. Framing in progress. Flats roofs are stripped, now creating slope on flat roofs, attaching anchors for the AC units. Crew that is installing the flat roofs are about 2 weeks out. Anticipates starting on back side of bldgs in about 10 days. They will be re-setting the upstairs decks at that time as well. The windstorm engineer will be filing the WP-8s once inspected and completed.

b. BuilderTrend Website Updates

**V. Financials - Tom Geren**

**VI. Architectural Committee - Charlie**

a. Color Board Status

b. Behr- Color Renderings

Charlie will have the color boards available for the meeting with help from Patty Smith. Stephanie will have samples of the roof and siding materials for display at the meeting. gs

**VII.** Owners Meeting Prep

- a. Draft Agenda for 3/10 owner's mtg
- b. PowerPoint
- c. Allegro House

Reviewed the agenda & ppt for the meeting, edits made. Discussed needed supplies and assigned tasks. Tom to bring projector, MJL - Computers, Agendas, Ranking Ballots, Name Tags, George - Coffee, Gayle to have Roger available for set-up. Gayle to provide microphone & amplifier and Donuts. George will facilitate the Q&A session and direct questions to appropriate party. Richard requested Board to arrive between 8:30 & 9:00AM. Agreed to request all questions be in writing, submitted via available index cards. Q& A to be handled at the end of presentation and not after each speaker.

**VII.** Board - Q & A

**VIII.** Meeting Adjourned - 12:35PM

**Meeting Minutes submitted - MJL - 4.4.18**

**Meeting Minutes approved - RB - 4.5.18**