

## KACA BOARD MEETING

### Conference Call

October 2, 2019, 10:00 AM

10:00 a.m. – Richard called meeting to order.

Quorum present: Richard Beck, George Krapfel, Tom Geren, Patti Smith, Charley Adams and Deidra Muchmore, Cross Roads, Rick Daniel, Bobby Daniel, Roadrunner were on the conference call. Also present were Gayle Connolly, General Manager.

#### Cross Roads Update (Deidra):

TWIA: Deidra has provided to TWIA the paid invoices for the full amount as they had requested. Jeff Zane, attorney is supposed to get with TWIA attorney to discuss payment. Jeff will get back with Deidra or Gayle today afterwards. Deidra sent an email to Shaun Saum with the Representative's office informing him we did what TWIA had asked and now TWIA is refusing to release the final claim payment until the work is completed.

ICC: Bobby informed Deidra they have ordered the materials, but they have not started on the bottom decks yet. Per Deidra, the bottom decks work needs to be completed within six months to be able to collect the funds. ICC endorsement reads, "Work has to be complete". Deidra recommends sending TWIA an invoice when the work is 50% complete. Bobby informed Deidra, his crews will complete the bottom decks in about eight weeks. Deidra informed Bobby, she is still trying to get invoice from Rachel Daniel for the fire claim for TWIA.

#### Roadrunner (Rick):

Per Rick, they are doing pretty good with the ordering of materials for Buildings 900 & 1000. Rick will print a report for Gayle of all items that have been purchased and of the items waiting to be delivered and in the order with which the materials will be installed. There are still some issues that need to be resolved in 900 Building. Rick will walk with Bobby tomorrow. Rick believes there is some framing that still needs to be done. Rick stated Stephanie to report back with more detail. Stephanie was onsite yesterday. Rick stated they will be adding new staff and making a few changes. Stephanie has been involved in the oversight since the project was started. Stephanie is involved in the execution of a plan and organization of how to get the materials onsite to make them accounted for and to get it executed and get it done. Amanda, Meredith, Katie, Angelo and Rachel are involved in doing the selections with the owners. Rick stated there will be a Superintendent onsite that also understands construction. Rick to provide a detailed timeline per building at that point, once in place within the next couple weeks

Bobby will still be around to assist with what needs to be done.

Buildings 100 - 600 will be one hundred percent completed in two weeks. Then, we will proceed to Buildings 9 and 10 with the same process. More material at one time and accurate date of completion. Patti asked Rick where will Stephanie physically be at most of the time? Stephanie will spend most of her time in Houston.

Tom asked Rick who will be the onsite support people? Stephanie will announce that. Roadrunner has not actually selected the support people yet. This process will take about a couple more weeks. Gayle will be very involved with the new support people. Patti asked Rick if the new crew will be heading in the direction of Rockport as well? Rick informed, they have not made any decisions on the crew in Rockport currently. Once they are done with the electrical, mechanical, plumbing and framing changes and drywall is all complete, they will eliminate some positions and bring a select few that will be onsite to handle punchout and turn out items.

Per Rick, the subs will be responsible from the beginning to the end from drywall to out the door items. Rick informed there will be six subs onsite.

Rick informed Richard, he will provide a schedule in the next two weeks from today. Rick stated he will meet with Gayle tomorrow and address the hot topics that Stephanie was discussing with Bobby on Monday. We will keep on working Buildings 1 -6 at 100%. Rick informed, he will try to get more involved in the next month or so and assist Stephanie as much as possible. There are still a few units that still have not finalized their selections.

#### Roadrunner Overview (Bobby):

Buildings 100 & 200: We are pretty much down to punch list on most of the units, except for Unit 204. We have completed and have been signed off with some of the owners.

Crews working in Building 400 right now. The girls are sending Bobby material for 300 building. He should have crews working in both buildings by the first of the week. Crews are right now in 400 building painting, hanging doors and hanging paneling. 361 is doing three sets of the cabinets and he is scheduled to start the first of the week. 500 building: We have installed granite in Units 503 and 506. Unit 502, owners have they have decided to go with Formica. The Formica is prepared and needs to get shipped here to get it installed. We are putting up fixtures and touchups in 500 building. 600 building: The granite was installed in Unit 610 yesterday and the crew templated all the other remaining units. The crew will be back next week to install granite in another three to four units. We are still lacking on Units 604, 607 and 608 on owner selections. Gayle to contact the owner in Unit 604 and will assist owner with selections. Building 800: Bobby does not know yet when they will do drywall in building. Building 900: We should be finished with all the rough....today. Bobby plans to walk with Gayle this afternoon when everybody's redlines and double checking to make sure everything was caught before Bobby's does his inspection. Building 10: All the framing changes have been done, the electricians are there now. The air conditioning and plumbing has been done except for Unit 1006 should be complete. Building 1100: Framers are in there doing framing changes. As soon as the electricians are done, they are moving into Building 1100.

#### Property/Harvey Manager's Report (Gayle):

Crew Update: The crews are doing the finger piers by 100 building. Rebuilding the tennis court was discussed.

Bulkhead Update: Concrete pour has been rescheduled for next Friday. The equipment we needed had to be re-inspected and the delivery of concrete is the issue now. Building gutters were discussed.

#### Financial Report (Tom):

\$102,485.39	Operating Funds
\$1,330,010.75	Catastrophe Fund
\$72,072.02	Bulkhead Reserve for 10 & 11
\$58,306.06	Management Reserve
\$58,229.08	Appliance Reserve

Tom informed, he filled out Resale Certificate for Unit 504.

Architectural Committee (Patti/Charley):  
None Set

New Business: None Set

Next meeting is set for October 16, 2019 at 10 a.m.

Meeting is adjourned.