

KACA BOARD MEETING

Conference Call

October 16, 2019, 10:00 AM

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

Quorum present: Richard Beck, George Krapfel, Tom Geren, Patti Smith and Charley Adams and Bobby Daniel, Roadrunner were on the conference call. Also present were Gayle Connolly, General Manager and Cristina Garcia, Assistant Manager.

Cross Roads Update (Gayle's Overview):

TWIA: There are no recent communications from TWIA. No update yet.

Base: We need to confirm higher base with Deidra.

Fire: Deidra sent an email to Rachel asking her to send an invoice for Building 7 so Deidra can submit to carrier to collect for depreciation recovery for the fire loss repairs.

Roadrunner Update (Bobby):

Buildings 100 & 200: Flooring and showers going in, painted and interior doors are installed. We are just finishing up the punch list. We should complete the majority this week.

Building 300: Bobby is meeting his other sub within the hour. The sub should be starting on Monday. We should move through those three remaining units in this building quickly.

500 & 600: The three remaining units in 500 are mostly finishes. Unit 505: We are waiting on special order glass blocks for their showers so we can complete the shower tile installation. We have granite going in most of the units in 600 building. We have their shower doors ordered. Unit 606: Shower and the trim around the doors will be completed this week.

Building 800: Bobby is waiting on Rachel to inform when to go ahead and start the drywall. The material is already there. City inspection has already been done.

Building 900: Bobby will be calling the City for inspection today. We should have the inspection done by Friday. We will be insulating the building the first of next week.

Building 1000: Most of the framing changes and electrical is done. HVAC is completely done. There are plumbing issues in Unit 1006 due to owner had kitchen change orders. Inspection should be done in this unit in about ten days. We can then move forward with insulation and drywall.

Buildings 1200 & 1400: Both buildings have been drywalled. The HVAC and doors should be done within two and half months.

Property/Harvey Manager's Report (Gayle):

Onsite Inspecting: Gayle has been onsite every day communicating with owners in person, by phone and email trying to keep ahead of the issues that the owners are concerned about. Owners whose units are done are very happy. Their units are beautiful.

Crew Update: The guys are building the forms behind the 200 building right now. The guys should be removing the forms off the bulkhead cap behind buildings 10 and 11 this week. The guys will finish rebuilding the fish stands then we will need to fill the buoy with gravel and dirt. After we finish the fish stands, then we will move back to the walkways by the 200 building. The guys started painting the trash containers last week.

Financial Report (Tom):

\$111,737. Operating Funds

\$1,328,511. Catastrophe Reserve

\$95,793. Bulkhead Reserve

Tom informed, he paid two past invoices for bulkhead repairs: \$35,000 & \$15,000

\$58,300. Management Reserve

\$58,200. Appliance Reserve

\$54,167. Maintenance Reserve

Architectural Committee (Patti/Charley):

Back Patio and Demo: Framing crew to start on Monday for Buildings 100 and 200. The material will arrive end of this week.

Per Charley, regarding stainless cable, that will be on lower deck, below wood top rail. Patti informed, she spoke with Stephanie about the address numbers yesterday. Stephanie discussed the numbers with Rachel. Patti received a call from vendor stating Roadrunner is ready to place the order. The vendor sent Roadrunner a cart via internet to place the order.

New Business:

None Set

Next meeting is set for October 28, 2019 at 10 a.m.

Meeting is adjourned.