

KACA BOARD MEETING

Conference Call

October 28, 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, Deidra Muchmore, Crossroads and Bobby Daniel, Roadrunner were on the conference call. Also present were Gayle Connolly, General Manager.

Cross Roads Update (Deidra):

TWIA: We have received no communications from TWIA. No update yet. Deidra will go after TWIA accepted claim exceeds policy limits.

Fire: Gayle will assist Deidra and communicate with Rachel that we need the Building 700 fire loss repairs invoice as soon as possible to submit to TWIA to collect the recoverable fire loss depreciation.

Roadrunner Update (Bobby):

Build Out Progress:

Buildings 100 & 200: The punch lists are complete for both buildings. Unit 201: No work can be done, unless the owners are home. Unit 104: There are a few items left to be done. We are waiting on the owner. All owner's units complete except Unit 204. We are waiting on the owner.

Building 300: New crew in Units 301, 303 and 304. Unit 302 is done.

Building 400: Unit 406: Per Bobby, he is waiting on Roadrunner office. Unit 405 is owner occupied. Units 401-404: We will be installing showers, flooring, doors trim and cabinets starting next week.

Building 500: Units 501, 504, 507 and 508 are owner occupied. Units 502, 503 and 506 finish. Unit 505: We need the glass blocks, then fix. Should be done by next week pending resolution of the installation contractor..

Building 600: Unit 612 is done. Units 609, 610 and 611 will be done in a few days. Units 604, 607 and 608 skipping due to owner selections not done yet.

Building 900 Progress: City inspection is scheduled for today. We will spray foam this week if the City inspection is completed.

Building 1000 Progress: We need to finish and schedule City to do inspection within the next 2-3 weeks.

Building 700 Planning: Framing can be saved in a couple of units. Do drywall in Units 704 and 707.

Buildings 800, 1200 and 1400: Need owner selections.

Back Decks: We need to order the materials.

Additional Crews: New crew will start today. There will be no more crews until we receive more materials.

Property/Harvey Manager's Report (Gayle):

Gayle will communicate with Rachel about the addendum to the contract.

Crew Update: Roger and crew have started rebuilding/repairing the trash area concrete pads. Roger and crew will then continue rebuilding the fish stands. The crew will get to the 200 bulkhead walkways as soon as the bulkhead is done.

Bulkhead 200 Building Update: The bulkhead contractor is scheduled to pour the new concrete bulkhead cap tomorrow on the bulkhead.

Onsite Inspecting: Gayle is onsite every day doing inspections and communicating with owners in person, by phone and email trying to assist owners with issues they are concerned about regarding their units.

Gayle will communicate with the owner of Unit 501 about the City of Rockport fire code rules. "No open flames (this includes smokers) within 10 feet of the nearest wood structure".

Gayle will send notice to owners about the shades.

Financial Report (Tom):

Financials: Tom Geren provided the latest financial information including assets, expenses and reserves.

Tom informed, he filled out three resale certificates for Units 501, 506 and 1401.

Architectural Committee (Patti/Charley):

None

New Business:

None Set

Next meeting is set for November 13, 2019 at 10 a.m.

Meeting is adjourned.