

**Minutes**

**Mirasol Task Force Meeting  
August 1, 2007**

**SCHEDULED:** 6:30 p.m. at 818 S. Flores, San Antonio, Texas 78204

**COMMITTEE PRESENT:**

Estefana Adame-Battle  
Maricela Cavazos  
Carlos Contreras  
Gordon Hartman  
Cirila Lozano  
Phil Nelson  
Henry Rodriguez  
Ralph Velasquez  
Linda Wasserman for Dr. Fernando Guerra  
Randy Zaragoza  
Larry Zinn

**COMMITTEE MEMBERS ABSENT:**

**Item 1:                    Call to Order**

Gordon Hartman called the Mirasol Task Force meeting to order at 6:43 p.m.

**Item 2:                    Approval of Minutes for Meeting held July 25, 2007**

Carlos Contreras moved to approve the meeting minutes for July 25, 2007 and Henry Rodriguez seconded the motion.

**Approved as follows:**

<b>Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Absent at Time of Vote</b>	<b>Abstain</b>
Estefana Adame-Battle	X			
Maricela Cavazos	X			
Carlos Contreras	X			
Gordon Hartman	X			
Cirila Lozano	X			
Phil Nelson	X			
Henry Rodriguez	X			
Ralph Velasquez	X			
Linda Wasserman for Dr. Fernando Guerra	X			
Randy Zaragoza	X			
Larry Zinn	X			

**Discussion:** Estefana Adame-Battle informed Gordon Hartman that residents were present and wished to address the Task Force. Henry Rodriguez moved to allow residents to be heard and Ralph Velasquez seconded the motion.

**Approved as follows:**

<b>Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Absent at Time of Vote</b>	<b>Abstain</b>
Estefana Adame-Battle	X			
Maricela Cavazos	X			
Carlos Contreras	X			
Gordon Hartman		X		
Cirila Lozano	X			
Phil Nelson	X			
Henry Rodriguez	X			
Ralph Velasquez	X			
Linda Wasserman for Dr. Fernando Guerra	X			
Randy Zaragoza	X			
Larry Zinn	X			

**New Item:                    Residents to be Heard**

Six (6) residents provided their comments and answered questions from the Task Force Committee.

**Discussion:** The Task Force agreed to resend the inspection request forms to the 50 residents who have not responded. Gordon Hartman motioned to send the request forms via certified and regular mail, and to extend the response time to two additional weeks. Larry Zinn seconded the motion. Mr. Hartman asked the Task Force for a show of hands from those in favor of this motion.

**Approved as follows:**

<b>Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Absent at Time of Vote</b>	<b>Abstain</b>
Estefana Adame-Battle				
Maricela Cavazos	X			
Carlos Contreras	X			
Gordon Hartman	X			
Cirila Lozano				
Phil Nelson	X			
Henry Rodriguez				
Ralph Velasquez				
Linda Wasserman for Dr. Fernando Guerra	X			
Randy Zaragoza				
Larry Zinn	X			

**Discussion:** The Task Force agreed to move agenda items 4 and 5 to allow updates from Phil Nelson on the Lease Purchase Program and the Buy Back Option.

**Item 4: Report by Phil Nelson on Lease Purchase Program Participation**

Phil Nelson gave a detailed presentation on the Lease Purchase Program Participation and provided a contract review of a resident's participation in the Lease Purchase Program. Mr. Nelson answered questions from the Task Force Committee.

**Item 5: Update by SAHA on Buy Back Option**

San Antonio Housing Authority Chief of Staff, Melanie Villalobos presented a proposal on the Mirasol Limited Repurchase Program in the event SAHA does not receive HUD approval for the revisions to the Section 32 Homeownership Program. She indicated the proposal would be going to the SAHA Board the next day for review and approval.

**Item 3: Report by DeMunbrun Scarnato Associates, Inc.**

A presentation was provided by Operations Director, Tony Scarnato:

Plans for future work:

Plans include setting up a meeting for transition of work currently being performed by SAHA.

Update of work performed to date:

Mr. Scarnato stated he is still reviewing information from SAHA regarding inspection reports and collecting data to place in their system for easier retrieval of resident information.

Status of hiring Inspection Company

Mr. Scarnato stated he is actively looking at various companies to perform inspections to include AmeriSpec which had already completed several inspections at Mirasol.

Status on the hiring of the Operations Manager:

Mr. Scarnato reiterated the importance of this position and is hopeful it will be filled within the next two weeks.

Mr. Scarnato responded to questions from the Task Force Committee.

**Item 6: Final Comments from Stakeholders**

City of San Antonio:

Larry Zinn stated the Mayor's office supports the Plan for Resolution and appreciates the efforts from the Task Force. The Plan is the way to seek resolution to construction defects.

SAHA:

Maricela Cavazos thanked each member of the Task Force and believes with the guidance from Gordon Hartman, the Task Force created a great solution. Ms. Cavazos asked residents to give the Plan for Resolution a chance.

KB Home:

Carlos Contreras distributed a memo to the Task Force stating KB Home supports the Plan for Resolution and remains committed to working with SAHA in a good faith effort to resolve matters for the benefit of the residents and the community. However, Chairman Phil Nelson and the SAHA Board introduced new conditions to the Plan which are problematic for KB Home.

District 5 Representative:

Henry Rodriguez thanked everyone on the Task Force. He stated he felt good about working with everyone but, added that many questions still remain. Mr. Rodriguez also stated the Task Force has done an excellent job overall.

District 6 Representative:

Ralph Velasquez stated he would like to work with Larry Zinn to ensure SAHA and the City of San Antonio work together to create a better first-time homebuyer package for the residents. He commended the 3 community leaders on the Task Force and their efforts.

Resident Representatives:

Cirila Lozano stated she is doing the best she can for her people and will continue working hard for them. Ms. Lozano thanked everyone including SAHA for the work they have done and their commitment in resolving the issues brought forth.

Estefana Adame-Battle thanked everyone on the Task Force for their efforts and stated she felt privileged to help her community.

Ralph Zaragoza thanked everyone for their assistance and stated the Task Force is doing positive things for the community.

Metropolitan Health District:

Linda Wasserman stated on behalf of Dr. Fernando Guerra and Dr. Bryan Alsip, the Metropolitan Health District felt it was very important to participate in this process. They have an agreement to extend their participation in providing health assessments to residents as requested by the Task Force.

Task Force Chairman:

Gordon Hartman addressed the Task Force stating he read about the concerns at Mirasol and felt he could make a difference by bringing closure to this issue. Mr. Hartman acknowledged the work still to be done and reminded the Task Force how much they have accomplished and to give the Plan for Resolution an opportunity for final closure.

**Item 7:            Develop the Schedule for future Task Force Meetings for the purpose of monitoring the progress of the Plan for Resolution work being performed in the homes**

The Task Force Committee agreed to schedule two additional meetings. The meetings will be held every other Wednesday at 6:30 pm and are scheduled as follows:

**Wednesday, August 15, 2007**

**Wednesday, August 29, 2007**

**Item 8:            Review Agenda Items for next meeting**

- Report by DeMunbrun Scarnato Associates, Inc.

**Item 9:            Adjournment**

Gordon Hartman adjourned the meeting at 10:21 pm.