

Minutes

**Mirasol Task Force Meeting #26
May 14, 2008**

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

COMMITTEE PRESENT:

Estefana Adame-Battle
Ramiro Cavazos
Carlos Contreras
Gordon Hartman
Cirila Lozano
Noah Garcia
Henry Rodriguez
Ralph Velasquez
Randy Zaragoza
Larry Zinn
Charles Pruski for Dr. Guerra

COMMITTEE MEMBERS ABSENT:

X

X
X

Item 1: Call to Order

Gordon Hartman called the Mirasol Task Force meeting to order at 6:42 pm. Mr. Hartman welcomed Rebecca Galvan who sat in for Ramiro Cavazos and Brent Floyd who attended in place of Ralph Velasquez.

Item 2: Approval of Minutes for Meeting held May 14, 2008

Larry Zinn moved to approve meeting minutes for May 14, 2008 and Carlos Contreras seconded the motion.

Approved as follows:

Member	Aye	Nay	Absent at Time of Vote	Abstain
Estefana Adame-Battle	X			
Ramiro Cavazos-Rebecca Galvan	X			
Carlos Contreras	X			
Gordon Hartman	X			
Cirila Lozano			X	
Noah Garcia	X			
Henry Rodriguez			X	
Ralph Velasquez-Brent Floyd	X			
Charles Pruski	X			
Randy Zaragoza	X			
Larry Zinn	X			

Ms. Battle requested the minutes be corrected to reflect the addition of a presentation by the SAHA Risk Manager. The minutes were approved with the corrections proposed by Ms. Battle.

Item 3: **Citizens to be Heard.**

Mrs. Zaragosa was the only citizen to speak before the committee. She raised the issue of her belongings not being released by KB Home without a signed release on the work done to her home. Mr. Contreras indicated KB Home was not requiring the sign-off for work and offered an apology for any miscommunication that may have occurred. She also questioned how ARGUS delivered a clearance report for her home when the AC system had not yet been replaced. She told the committee that her son had become ill after moving back into her home. Mr. Pruski indicated Metro Health was still providing health assessments for Mirasol residents under the current agreement that expires at the end of the year and invited Mrs. Zaragosa to have her family utilize this service. Mrs. Lozano told the committee there have always been health issues at Mirasol. She verbalized a loss of confidence in the system.

Item 4: **Update from Operations Director on efforts to move forward with the work Outlined in the Plan for Resolution.**

Bart Swider presented his report over four (4) specific areas: 1.) Site Visits; 2.) Production; 3.) Major Items; and, 4.) Other Items. Site visits have been completed on 176 homes; 68 homes are scheduled for work and 2 still need to be scheduled. He anticipates scheduling the 68 homes by June 14th. A total of 140 homes have been worked-on. Work will start on the vacant homes on June 2nd. Currently 15 residents have signed-off for the work done on their homes. In 90 working days, the team has completed 1,831 individual tasks on houses in Mirasol (see Mr. Swider's report for specific break-down). Mr. Contreras commended Mr. Swider on the amount of work done to date. He also suggested that any requests from residents that depart from the established repair protocol be referred to SAHA.

Item 5: **Update Report on Buy-Back Process**

Gerry Avila reported one more closed buy-back transactions since the last report bringing the total number to seventeen (17). Three (3) residents have Earnest Money Contracts at the title company. Mr. Zaragoza asked about a rumor that residents were making separate settlement deals. Mr. Avila told the committee that the SAHA Board was listening to the issues residents have with the buy-back process (i.e. the appraisal process and values; and, enhancing the current settlement offer of \$5,000), but the Board had not made a decision on the buy-back process.

Discussion:

Mrs. Battle suggested that Dr. Guerra had proposed replacing carpeting with tile in all homes. Mr. Pruski was asked to get clarification on this matter. She also suggested an independent health study be conducted on residents of Mirasol. Mrs. Battle also raised the possibility of identifying a "test" house for examination. No action was taken by the committee at this time.

Mr. Contreras asked if a review could be conducted on the discussion at the prior meeting surrounding Veronica Guevara, the SAHA Risk Manager. Ms. Cynthia Ynman was the only resident present to speak to the committee about her experience filing a claim for damages to personal belongings. She suggested her encounter with Ms. Guevara was not helpful, pleasant or professional. Mrs. Battle indicated she had a similar experience with Ms. Guevara. Ms. Guevara will be invited to come before the committee to discuss the claims process which may be viewed as cumbersome, and unnecessary, to someone who might already be frustrated with the process.

Mr. Hartman had to leave the meeting early. Mr. Garcia assumed the lead through the conclusion of the meeting.

Questions submitted by Brent Floyd (sitting in for Ralph Velasquez):

1. What is the buyback incentive amount for each resident? Was Mr. Zaragoza correct in believing that some resident have been offered a different sum?

The buy-back incentive for homeowners put in place by the SAHA Board of Commissioners is \$5,000 and runs through June 30, 2008. SAHA has not offered more than the Board authorized \$5,000 incentive to any resident. Mr. Zaragoza is not correct; however, the SAHA Board is exploring enhancements to the buy-back settlement if possible. The SAHA Board has made no decisions to date.

2. What plan of action can be formulated to address the ongoing health issues at Mirasol? Has a plan been developed to address any health issues that may arise to new residents as they move into completed homes?

In May 2007, SAHA entered into an agreement with the San Antonio Metropolitan Health District to provide free health assessments to Mirasol residents at no charge to the resident. This agreement remains in place until December 31, 2008 and is available to all residents at the Mirasol development.

3. What problems discovered between the April and May meetings were remediated at the time of discovery that were not included in the report issued by Bart Swider?

The only things that we had added to our list of items to watch out for and work on were missing felt paper at the transition from the first floor to the second floor on two-story houses that seemed relatively common and separation of walkways and driveways from foundations.

4. Is there a plan of action to address the missing vapor barriers?

Each two-story is being looked at to verify whether there is or isn't felt paper as mentioned in item #3. Each home whether it is a one-story or a two-story home is being looked at as we do our work on the windows and doors to see if there is an indication of missing felt paper. If there is and indication that an area is lacking felt paper, then we take off the siding until we determine the extent and install the felt paper, then re-install the siding.

5. Ms. Olivares has noted that her home has a southern list; could this be the cause of her sewage backup problem? Can anyone guarantee that this is not the result of a foundation issue?

We have not had a discussion with Ms. Olivares in regard to backing up sewage.

Item 6: Review Agenda Items for the Next Meeting

- Approval of Minutes for Meeting held on May 14, 2008
- Citizens to be Heard
- Update from the Operations Director
- Update Report on Buy-Back Process
- Metro Health Discussions: Carpeting and Independent Health Study
- Report by SAHA Risk Manager on Insurance Claims Process
- Question and Answer Review
- Review Agenda Items for the Next Meeting
- Adjournment

Following is the schedule for future Task Force meetings:

- June 11, 2008
- July 9, 2008
- August 13, 2008

Item 7: Adjournment.

Noah Garcia adjourned the meeting at 9:14 p.m.