

**Minutes**

**Mirasol Task Force Meeting #25  
April 9, 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

**Item 1:                    Call to Order**

Gordon Hartman called the Mirasol Task Force meeting to order at 6:45 pm.

**Item 2:                    Approval of Minutes for Meeting held March 12, 2008**

Ramiro Cavazos moved to approve meeting minutes for March 12, 2008 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			
Ramiro Cavazos	X			
Carlos Contreras	X			
Gordon Hartman	X			
Cirila Lozano			X	
Noah Garcia			X	
Henry Rodriguez	X			
Ralph Velasquez	X			
Charles Pruski	X			
Randy Zaragoza	X			
Larry Zinn	X			

Mr. Velasquez requested the minutes be corrected (page 3, paragraph 2) to reflect the following: Something should be done to: 1.) allow those residents who paid a down payment at the time of purchase get that money (value) back as part of the buy-back process; and, 2.) consideration be given, under the

buy-back process, to Bexar Appraisal values so residents are not offered an amount less than what they paid to buy the house.

The minutes were approved with the corrections proposed by Mr. Velasquez.

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

Three (3) residents signed-in to speak: Ms. Ynman, Mrs. Zaragosa and Mr. Zaragosa. Ms. Ynman expressed concern that her furniture and personal belongings were contaminated, damaged or missing. She wanted to know how her things were going to be replaced. She also conveyed her concern with the treatment she received from the SAHA Risk Manager. She did not feel she was afforded proper respect. Mr. Zaragoza yielded his time to Mrs. Zaragosa. Mrs. Zaragosa presented a number of photographs to the Task Force members to illustrate her concerns about the quality of the repairs made to her home. Mr. Swider reported the City of San Antonio inspectors had approved (passed) work performed on the Zaragosa home.

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

Mr. Charles Pruski asked that Mr. Swider date his reports in the future. Mr. Swider agreed to do so.

Bart Swider presented his report over five (5) specific areas: 1.) Amerispec inspections; 2.) KB Homes site visits; 3.) Production; 4.) Major Items; and 5.) Other Items. Amerispec has completed 245 initial inspections with one (1) left to schedule. There are 110 homes released for work to be done on them and 131 homes scheduled for repairs. Notice has been given for KB Home site visits on five (5) remaining homes. A total of 77 homes have been worked on to date. In 67 working days a number of windows, doors and HVAC units have been installed. Also, more than 70 new water heaters have been relocated to the garage. Mr. Swider reported his team would not be working on homes the week of April 21 through April 25. He also reported there may be water intrusion issues at a number of the homes at the AC disconnect boxes. These will be corrected. Mr. Swider also reported that his team is spending the necessary time with residents to help them better understand the grading being done around their homes.

Mr. Velasquez asked for the number of residents that have signed-off on the repairs done to their homes. Mr. Swider responded he had 13 or 14 completed homes but no residents had signed-off on repairs. Mr. Velasquez and Mr. Swider agreed to meet the next day to walk through the neighborhood to inspect the work being done. They are to be joined by the resident representatives on the Task Force Committee.

Mrs. Lozano reported that she was very upset because she had not received notice that work was going to be done on her home. She was concerned that her belongings were placed outside of her garage. She asked that notice be provided out of respect to the residents. Mr. Swider reported that notice had been given.

Mr. Zaragoza reported he had no problems with the grading around his house, but that now his yard, and those of other residents, had been torn-up. The residents want their yards back.

Mr. Contreras asked about a grading plan for the development. He was going to look for the original KB drainage plan so Mr. Swider can compare the work he is doing to the original plan. Mr. Contreras also asked about the brace being used to hold the relocated water heaters. Mr. Swider reported an engineer had looked at the design and agreed it would work.

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

Gerry Avila reported there had been no change in the number of closed buy-back transactions since the last report. Sixteen (16) transactions have closed and another four (4) residents have Earnest Money Contracts at the title company. He also reported that the Buy-Back Analysis report now shows the buy-back price at least equal to the original purchase price. The delinquency report reflected adjusted rent values at 30% of the resident's annual adjusted income.

Ramiro Cavazos reported the SAHA Board had given direction to staff to implement two (2) important initiatives: 1.) adjust the buy-back offer to at least the original purchase price paid by residents for their homes; and, 2.) re-instated the \$5,000 incentive under the buy-back process. Mr. Cavazos also suggested the Board may discuss the possibility of setting the Fair Market Value for homes based on common floor plans. Mrs. Battle suggested the Fair Market Value could be set using appraisals by Mr. Davis of Cornerstone Appraisal Company.

Mr. Velasquez asked that staff review the buy-back analysis for Mr. Guadalupe Lopez.

**Item 6:                    Review Agenda Items for the Next Meeting**

- Approval of Minutes for Meeting held on April 9, 2008
- Citizens to be Heard
- Update from the Operations Director
- Update Report on Buy-Back Process
- Review Agenda Items for the Next Meeting
- Adjournment

Following is the schedule for future Task Force meetings:

- May 14, 2008
- June 11, 2008
- July 9, 2008
- August 13, 2008

**Item 7:                    Adjournment.**

Gordon Hartman adjourned the meeting at 9:41 p.m.