

THE THUNDERBIRD CONDOMINIUMS
BOARD MEETING

Date: February 24, 2021

Directors present: Charles Rodriguez, Bob Esch, Josie Godinez and Lulu O'Leary

Staff: Steven Rios, from Dana Properties.

Others present: Sandy Ahman, Lesa Jablonski, Dave Bardnell, Gloria Espinoza, Melanie Trevino, Sandra Rodriguez, Kevin Sandberg, Helen Diaz and Jorge Sias.

BECAUSE WE DID NOT HAVE ALL BOARD MEMBERS PRESENT, THERE WERE SOME MOTIONS THAT WERE NOT APPROVED OR DENIED.

1. Call to Order: Meeting was called to order at 4:30 pm.
2. Agenda: Agenda was approved as presented.
3. Minutes: Charles mentioned that this meeting will cover some items from last month's minutes.
4. Managers and Maintenance Report: Steven, from Dana, presented his report mentioning that Dana has fully taken over; Thunderbird has applied for Incorporation; the owners' portal is pending until Corporation is done and we will be able to check on our accounts and read the minutes once it is established; checks have been deposited into WestStar; Dana has been paying our bills; boiler in F building will be installed soon; termite treatment in building E has been done; painting continues; Johnson Control is working in the boiler in building A, the cost for the repairs is \$10,146.89; the boiler in building C was down for 5 days; 2 pipes burst on chiller's pipes, Ruben and Victor are working on it; Work Orders have been implemented; time clock was implemented for Ruben, Victor and Carolina; we paid the last bill for ATT; parking list was sent out to onsite residents; master list is being updated. Received a work order to change some light bulbs that are burned.

Bob asked for a new telephone directory to be sent to owners. It was asked for some kind of information on when a condo is for sale or for rent to be published in the Thunderword. It was asked for a report on how many hours the maintenance people spend in certain jobs. Steven will prepare a schedule daily, weekly and monthly on their activities. Salt from the sidewalks and walkways needs to be swept. Steven mentioned that when he is not in the office and an emergency occurs, we need to contact Dana Properties, and they will contact Steven and he will return the calls.

5. Financial Report: Charles presented his report.
6. Old Business:
 - Parking: A note was sent to everyone specifying their actual parking spaces.
 - Attorney: Steve Carvalho has been served, waiting on a court date.
 - Tree trimming: Steven is waiting for a detailed estimate from Growing Concerns. He will look into what Ruben and Victor can work on and leave the rest to Growing Concerns. We need to start working on the trimming of the trees. He will look in the by-laws to check on the cleaning of the inside of the patios. Bob suggested paying \$2,000 to start with the trimming.
 - Rental Lease term: A motion was made by Bob on the term for a rental lease to be of 6 months, Lulu seconded it.

7. New Business: Kevin Sandberg from C-1 explained the problem he had in his unit regarding a leak from the A/C handler and a sewage pipe from the tub from the unit above him. There was some discussion on who is responsible for these damages and if the owners need to have insurance or not. He presented a letter with all the costs they incurred to fix the leak. The board needs to review his letter and will give him an answer. We will contact the lawyer to discuss this situation. It was discussed to send a letter to owners recommending having Homeowners insurance. There is a constant problem with the pipes and sewage in all buildings. There was some discussion on the trash bin container. Mr. Sias

THERE WERE LOTS OF CHATTERING AMONG RESIDENTS, WHO WAS VERY DISTRACTING, WE NEED TO FOLLOW ROBERT'S RULES OF ORDER.

Meeting was adjourned at 5:45 pm

Maria L. O'Leary
Secretary.