

THE THUNDERBIRD CONDOMINIUMS
BOARD MEETING

Date: March 24, 2021

Directors Present: Charles Rodriguez, Bob Esch, Rudy Plasencio, Josie Godinez and Lulu O'Leary
Dana Properties: Alex Caldera
Others Present: Lynn Payne, Lesa Jablonski, Gloria Espinoza, Sandy Ahman and Patty Ewalt

1. Call to Order: Meeting was called to order at 4:30 pm.
2. Agenda: The following items were added: Old Business: Lawn care and New Business: Delinquencies. Bob made a motion to accept the agenda with the new changes and Lulu seconded it.
3. Minutes: Minutes were read, some issues will be discussed again today. Charles mentioned that Steve Carvalho has been sued, he hasn't responded, we have 30 days for his response and if we don't hear from him, we'll take the next step which is going to court. Charles is meeting the lawyer tomorrow. The Board will discuss the Sandberg's claim next week, as we just received photos of the damages. Motion made by Rudy, Bob seconded it.
4. Managers Report: Alex presented her report. An email was sent to everybody regarding the authorization agreement for direct payment; Thunderbird will reimburse Dana the amount of \$11,829.54 for checks paid by Dana. 2 payments to the Plumbing Doctor repairs need to be charged to the homeowners. Lone Star Corrosion Co. came for the annual inspection. Five Points Plumbing came to fix a water pipe. Painting of the fences continues, it was asked how far we are in finishing the painting. She has received some work orders. She will get 2 more bids for tree trimming. The opening of the pool was discussed. Inspection of the pool needs to be done before we can open it. No beer bottles, food or glass containers will be permitted in the pool area. Maintenance people will check for trash or stains on the floor, a motion was made by Bob to contact Sonitrol (pool Camera Company) for more options to monitor the pool area and Rudy seconded it.
5. Maintenance Report: Charles asked Alex to prepare a maintenance plan for the next 30 days, a brief report on the different work orders' requests for the Board's approval, what are Ruben and Victor working on. Patty Ewalt mentioned she has a problem in her A/C. She will write a Work Order.
6. Financial Report: Charles presented his report. We need to work on a budget for 2021 and look into our reserves. It was suggested to write a letter to Steve Carvalho asking him to pay up his debt or his electricity will be cut off. A delinquency list was checked, Bob made a motion to send a reminder letter to the first 8 homeowners on the list who owe more than \$500.00, and Rudy seconded it.
7. Call to Owners: The Sandberg's claim will be discussed next week. The trimming of the oleanders in Mr. Chavez' place was discussed. They need to be cut off and away from the fence. It needs to be done next week. Alex will check with Ruben on what trees or bushes they can trim. We will look at carpet cleaning machines either to buy or to rent, to start cleaning the carpets in all buildings. The official date for the board meetings will be the 3rd Wednesday of the month at 4:30 pm. Bob made a motion to pay the expenses we have incurred lately from the Reserve Account and Rudy seconded it. The waiting list for storages issue was discussed, there are people waiting to rent one. The raise in price for the storages will also be discussed in another meeting. The storage room rented by Steve Carvalho was discussed; different options were presented; make it into small storage rooms, gym, or small studio. Air deodorants need to be replaced in all hallways. A note will be sent to all homeowners that nobody is allowed to install sheds, hang pictures or decoration on the walls of the patios and balconies.

Meeting was adjourned at 5:40 pm

Maria L. O'Leary
Secretary

