

THE THUNDERBIRD CONDOMINIUMS  
BOARD MEETING

Date: April 21, 2021

Directors Present: Charles Rodriguez, Bob Esch, Rudy Plasencio, Josie Godinez and Lulu O'Leary

Dana Properties: Alex Caldera.

Other Present: Dave Bardnell, Helen Diaz, Sandy Ahman, Mary Diaz, Sandra Rodriguez, Lynn Payne, Lesa Jablonski, Grace and J.C. Serna.

Sonitrol: Claire Moon

1. Call to Order: Meeting was called to order at 4:30 pm.
2. Claire Moon, from Sonitrol, (pool security cameras) was introduced and explained in detail the services and equipment Sonitrol handles. She mentioned about the different problems we would have with the separate buildings, trees, network, and the distance from the NBR, etc. She would like to know our necessities and where we would like to install cameras so she can give us her recommendations. She answered some questions from the owners. Rudy made a motion to form a committee to look into the areas where we would like to install the new surveillance cameras and Bob seconded it. We are thinking on installing cameras in the dumpster area, the parking lot and continue in the pool area.
3. Agenda: Bob made a motion to approve the agenda as it is and Rudy seconded it.
4. Minutes: Rudy made a motion to approve the minutes and Lulu seconded it.
5. Managers Report: Alex mentioned that the air fresheners in each floor were replaced. Light bulbs were also replaced and we haven't had any stolen bulbs lately. April 25, will be the last day for Mike Monro to move his vehicle. Ruben and Victor will finish trimming trees and bushes this week, they will finish painting the pending fences and will start working on painting the car ports. We are waiting for the pool inspector to come so we can open the pool.
6. Financial. Charles explained 1) We are down in the Reserve Account because we had to pay Johnson Control for the 2 new boilers 2) we receive 2 bills (about \$4,000.00 each) from the IRS for taxes not being filed last year. Charles contacted Tax Matters and is waiting for them to return his call. Delinquencies were mentioned. Alex sent a letter about a month ago to the 5 owners who owe more than \$500.00, but none of them have responded. There were some suggestions as to how to recuperate this money. Charles will talk to our lawyer. Charles is working on the Works Comp audit.
7. New Business:
  - a) Carpet cleaning. Bob made a motion to contact Fiber Care to clean our carpets and Rudy seconded it. It was discussed to look into prices to buy a commercial carpet cleaner.
  - b) Ruben provided a tool inventory.
  - c) Charles mentioned that we haven't prepared the budget for 2021 due to several problems that we are encountering.
  - d) He wants for all the owners, especially the ones who live on the first floor to look for water leaks or any sign of water damage. We have a major water leak in C3 that needs to be repaired.
  - e) Storage unit's availability was discussed. Alex will prepare a yearly contract with new prices.
  - f) It was discussed the allowance of having plastic sheds/ cabinets in the patios.

8. Call to owners: a) Dave suggested buying a shredder machine for the tree's branches.  
b) Dave would like to have a weekly, monthly, quarterly and yearly maintenance schedule.  
c) Dave reminded us to contact EP Electric Co. and check on ways to save us electricity.  
d) He also recommends contacting El Paso Water Co. for ideas on how to upgrade our irrigation system.  
e) Bird feeders problem was discussed. Send a note to owners that no bird feeders are allowed anywhere.  
f) A/C filters replacement twice a year was discussed. The Association will continue providing this service and Ruben will have the opportunity to check on water leaks from the A/C units.  
g) Dave recommends having a snake maintenance program on all units.  
h) Parking area in the front needs to be clean and coded every 2 years.

Meeting was adjourned at 5:45.

Maria L. O'Leary  
Secretary