

THE THUNDERBIRD CONDOMINIUMS

BOARD MEETING MINUTES

November 16, 2022

**Directors Present:** Douglas Scheiner, Helen Diaz, Lulu O'Leary, Gabriel Acuna and Stephen Schlett, Lupita Provencio and Patty Ewalt were absent.  
**Dana Properties:** Bert Maldonado  
**Others Present:** Pedro de la Gala, Mary Hernandez, Sandy Ahman, David Bardnell, Patty Benson

**Call to Order:** Meeting was called to order at 5:50 pm. Doug presented himself as President of the Board.

**Agenda:** New cameras item was added in New Business. The installation of the cameras was discussed. Helen made a motion to approve the agenda, seconded by Lulu.

**Minutes:** Gabriel made a motion to approve the minutes and Helen seconded. Minutes were approved.

**Managers Report:** Bert presented his report. He mentioned some work orders' labor being done.

- Johnson Control is requesting a payment of \$1,232.23 for a project they didn't finish. They want to settle it in the amount of \$929.13. Bert will contact the representative and ask them to come and work to compensate for the hours of service they are claiming.
- The price of \$1800.00 for the new lid to cover the drain tank located in the laundry room was discussed. It is too high.
- Doug and Helen will get quotes for the removal of 2 dead trees. \$1200.00 is too much.
- The sale of E3/5, B2 and A5 are still pending. It was discussed that any new owner needs to come to the office and introduce himself, a board member needs to be present too, The owner will be presented with a welcoming package, the by-laws and will be explained about our different committees that are being established. Lulu made a motion to start having this procedure done again and Stephen seconded it. There will be a cap on the percentage of rental units.
- Steve Carvalho' storage was discussed.

Doug mentioned that he would like to meet with Sheldon to discuss the following:

- What services Dana is providing to us
- Advice on amending our by-laws
- Amount of fines on late fees
- Discuss Steve Carvalho' storage

**Financials:**

- The financial committee is working on the 2023 budget.
- Some questions were asked regarding our balance sheet and our yearly income statement. Doug will talk to Sheldon, these reports are very vague and would like more clarification on certain items.

**Committees**

- Doug mentioned that Jesse Serna has been working on establishing different committees; he wants owners from each building to get involved. Dave and Stephen will be in the Architectural Committee. Sandy can be in the Financial Committee; Patty Benson wants to be in the Insurance Committee.

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After some discussion it was approved to have the carpets cleaned by Stanley Steamer in all 6 building for the price of \$1200.00. Helen made a motion to approve cleaning of the carpets. We'll get quotes on changing the flooring in the hallways.

**New Business:**

- Dave will contact a representative from the Water Company (Alex Fashing) to come to our next meeting, give us some information and recommendations on saving water, she can work with our maintenance people and do a water survey of our property.
- There need to be more supervision when remodeling their units.
- Christmas Party will be on Saturday, December the 10<sup>th</sup> at 5:00 pm. Food will be discussed later if catered or finger food. White elephant gifts were also discussed.
- Bert will buy new A/C filters for all the units. A flyer will be sent to the homeowners announcing that the Association will be providing and changing the A/C filters twice a year for free In October and in April. At the same time our maintenance people will make a report on the condition of each air handler unit.
- The office was instructed not to receive any cash for any transaction. Need to be cashier's check, money order or personal checks.
- It was discussed to put wrought iron fences in the front of buildings A, C and E to prevent dogs from getting in our property.
- There need to be more supervision when remodeling their units.
- Helen mentioned that somebody entered into her unit and a bracelet was stolen from a jewelry box.

Meeting was adjourned at 7:10 pm

Maria L. O'Leary  
Secretary