

THE THUNDERBIRD CONDOMINIUMS

BOARD MEETING MINUTES

February 15<sup>th</sup>, 2023

Directors Present: Doug Scheiner, Patty Ewalt, Lupita Provencio, Lulu O'Leary. Gabriel Acuna was on the phone. Stephen Schlett arrived later.  
Dana Properties: Hector Camarena  
Others Present: Lesa Jablonski, Gloria Espinoza, Patty Benson, Dave Bardnell, Sandy Ahman and Alex Fashing from the Water Company.

The meeting started at 5:35

Water Conservation Specialist Presentation:

Doug Scheiner introduced Alex Fashing, a Water Conservation Specialist. They reported that the Water Company performed a survey on our property last week, checking for leaks, analyzing our irrigation system and related water consumption, pool, boilers, laundry facility, chiller and guest bathrooms. They provided a report with recommendations to lower our water bill by conserving water by doing full loads of laundry, taking shorter showers, turning lights off when leaving a room mentioning that water is used to cool the generators that produce electricity, hence, less electricity used equals less water demand. They provided conservation kits, literature and worksheets. The Water Company will follow up in a year.

- Dave Bardnell asked about installing a sub-meter for the irrigation system. It was explained that we only have one water meter but that it would help determine irrigation water usage..
- Doug Scheiner asked about rebates; it only applies if we replace our irrigation system.
- Dave Bardnell asked if the Water Company will help in the installation of individual shut off valves in each unit. They don't.

Doug introduced Hector Camarena as our new Manager on site. Doug explained that the board is working with Hector, going over all our reports, financials, individual accounts, delinquency, fees, etc.

Managers Report:

Hector Camarena introduced himself as a retired educator but indicated he had worked in the Dana Properties office and is familiar with office operations. He is reviewing our HOA rules and regulations, focusing on the individual owner account status and delinquencies. He said that letters are being sent out to those owners whose accounts are behind. He is also reviewing our HOA bills and payment schedule. Other items reported:

- Three cameras have been installed. One at the main entrance, one in the office and one in the back office, facing the lock on the key box. Discussion included that there have been recent thefts.
- The office door was re-keyed. Nobody has access to the office but him with discussion that three extra keys will be made to provide access to Doug Scheiner, Lulu Lavelle, and Patty Ewalt.
- Monthly pest control and inspection was completed.
- Forms were submitted to the Railroad Commission for gas operation permit.
- Regarding building access: Key fobs are no longer available. Proximity access cards will be distributed as needed for replacement or purchase.

Patty Ewalt asked if any of the board members have access to the cameras. Only Hector does at this time.

Patty Benson mentioned that somebody opened her car, didn't steal anything. The board will consider the feasibility of installing cameras for additional security..

Financial Report

- Patty Ewalt is reviewing our Balance Sheet and expressed concern. She mentioned it may be time for an increase in HOA fees, last increased 2 years ago. She has some questions on the Balance Sheet line items and is working on that.
- This month the Balance Sheet shows a deficit of \$8,438.90. The board is attempting to reconcile each individual owner account, with regard to HOA payments, shared portions of liability insurance, storage

rental fees, pet fees, and any miscellaneous fines etc. A plan to collect these funds is being considered. The board will decide if we increase the HOA's or not.

- Dana Properties is renegotiating some contracts for us. Spectrum is one of them.
- Patty Ewalt and Doug Scheiner explained that expensive general maintenance needs to be done; chiller, replacement of booster pumps instead of rebuilding them for repairs over and over. David Bardnell offered to contact the Electric Company for vendor recommendations for equipment maintenance.

#### New Business:

- Doug Scheiner informed us that in an effort to get our finances under control, we have decided to hire a qualified maintenance person to maintain the property instead of paying a contractor every time something breaks. Ruben Lopez, our previous maintenance person, is being considered for this position. We can save that money if we have a qualified maintenance person working for us. Ruben's prior performance was discussed and a job description will be developed.
- Hector Camarena will check with the Dana Properties office if a certified (CPO) person to clean our pool is required by the state.
- Doug Scheiner reported that our Money Market (Reserve Account) with WestStar Bank is not accessible by anyone at this time. We don't know who is registered on that account. Minutes of Board Meeting from previous years will be reviewed in an effort to determine who had access and who was registered to sign. There was general consensus that Douglas Scheiner, Lupe Provencio, and Maria L. O'Leary will have access to the reserve account.

#### Call to Owners

- Sandy Ahmann reported a distribution inconsistency of The Thunderword monthly newsletter and requested resuming on a regular basis as a way of communicating to the owners/renters of what is happening at the Thunderbird. Doug Scheiner explained that a community website is under consideration for everybody to access and get informed of what is being done and needed.
- Doug Scheiner suggested having social events so individuals of the community will get to know each other and will get involved in more activities.
- Lesa Jablonski suggested that renters can also help and volunteer.
- There is a big dog in Building A-9 that is not allowed to be here. The matter will be addressed.
- Steve Carvalho debt was discussed. It was explained that the Board is working on this and will make an effort to resolve this matter.
- We need to replace the poolside emergency phone.
- It was reported that there have been some Board Meetings, attended by board members only, for the purpose of discussing status of pending issues. Dave Bardnell questioned the legality of this practice. Hector Camarena will check with Sheldon Wheeler on this issue. These meetings need to be recorded and transcribed.
- Future board meeting announcements will be delivered in each door slot, instead of at the doors.

Meeting was adjourned at 7:30.

Maria L. O'Leary  
Secretary