

THE THUNDERBIRD CONDOMINIUMS
BOARD MEETING MINUTES

March 22nd, 2023

Directors Present: Dough Scheiner, Patty Ewalt, Gabriel Acuna, Guadalupe Provencio and Lulu O'Leary.
Dana Properties: Hector Camarena
Others Present: Eduardo Murguia, Blanca Murguia, Gloria Espinosa, Sandy Ahman and David Bardnell.
Daniel Camacho came later.

Meeting was called to order at 5:40.

Agenda was approved.

Minutes were approved. Patty made a motion and Gabriel seconded it.

Managers Report: Hector presented his report:

- Technicians from Southwest Mechanical came and disassembled the pump from the chiller. They will come back on Monday and get everything ready to install the pump and turn it on. They will also reinstall the connections on all the pumps to avoid the noise and turbulence. We are getting 2 new pumps which will cost around \$3,000.00 ea. We were using refurbished pumps. We don't want to run the boilers and the chiller at the same time. Patty provided the owners with some information on how much we will be spending for the chiller and the pumps.
- Aggies Pest Control will come every 2 months, next one will be on April and then on June. They will use a 2% solution. A note will be sent out to owners. This will save us around \$400.00 a month.
- We are in the process of buying 2 lawn chairs for the pool. Pool is clean and ready. An opening date will be selected later.
- Notices have been sent out to owners in regards to outstanding HOA's fees. Hector has been working on some reconciliation on the accounts.
- The washing machines went down last week. There was a problem with the payment connection. They are working now. It took 3 business days to come.
- A/C filters will be changed in the next couple of weeks.
- Watering the grass has been scheduled to twice a week.
- Some flower seeds have been planted in the planters.
- All information and monthly newsletters to owners is being sent thru email.
- There was a problem with a car being parked in the 15 min. zone for more that.

Financials:

- Patty mentioned that for the last 3 months we have been spending more money than what we have been collecting. There was a lot of discussion on either raising the HOA's or having a special assessment. The chiller repair plus the pumps will cost us around \$13,500.00. We need to be able to pay for all these repairs.
- There was some discussion on the expenses, especially on the payroll expense. Patty will check on the numbers again.
- Patty made a motion to having our HOA's payment due date to be on the first day of the month, Dana statements states that the due date is on the 15th of the month. Hector will talk to Dana so they will change the dates on the statements to the 1st of the month and late on the 10th . Lulu seconded it. There will be a late fee charge of \$25.00 starting on May.
- Sandy asked questions regarding the delinquent payment of Insurance from some homeowners. Hector mentioned that these amounts are not included in the auto pay. Dana is looking at this situation so these amounts will be added up in the auto pay in October, November and December, or

added up all year around. Patty suggested that if your account is not right, come to the office and talk to Hector.

New Business

- Ruben has been rehired. He will be the Maintenance Manager, working alongside with Hector. Eduardo Murguia will be in the Maintenance Committee, helping Ruben implement a maintenance preventive program. Hector, Ruben and Eduardo will get together every Monday to schedule the necessary jobs/repairs to be done during the week. Doug explained that everything has to go thru Hector. Maintenance is our priority and cleaning comes in second place. When we'll find us in a better position, we will hire a cleaning lady.
- The payment of the chiller pump, pumps, and insurance of this year was contemplated. There was discussion if raising the HOA's or having an assessment. Patty made a motion to accept a \$60,000.00 assessment, starting May 1st to be paid in one whole lump or divided in 6 months, with a due date for December 1s. Gabriel seconded it. There will be a late charge fee. A letter will be sent out to homeowners. Dana will help us with these figures.
- Another suggestion will be to pay the chiller in 3 payments.
- Doug will contact Donald Johnson, from the Electric Company and check if we can get any refund or qualify in any program to save us some money.
- Ruben will check on all boilers and make a note of which ones have been replaced and which ones need some work on.
- Doug will contact the owner of the chiller company and try to get a discount on the repairs.
- David asked for a budget to be followed.
- Hector will create a form asking the owners for the card number of their access cards to reconcile them. Other cards will be cancelled. Gabriel suggested asking them by phone, email or clipping the form on the door for the owner to respond and somebody will pick it up.

Meeting was adjourned at 7:15

Maria L. O'Leary
Secretary