

THE THUNDERBIRD CONDOMINIUMS

BOARD MEETING MINUTES

April 19, 2023

Directors Present: Douglas Scheiner, Patty Ewalt, Guadalupe Provencio and Lulu O'Leary  
Dana Properties: Hector Camarena  
Others Present: Helen Diaz, Pedro de la Gala, Josie Godinez, Lesa Jablonski and Dave Bardnell.

Meeting was called to order at 5:40 pm

Agenda was approved.

Minutes were approved. Patty made a motion, Lulu seconded it.

Managers Report:

- Chiller is up and running.
- Relay pumps were replaced in buildings A and C.
- Relay pump in building B is making noise and is loose. Ruben will make a concrete platform to stabilize it.
- Relay pump in building D will also get a concrete platform.
- Cameras were installed in the hallway for security to the office and another camera will be installed facing the stairs. There was some graffiti in the bathrooms in building A.
- Hector is updating the names on the telephone call list and on the call boxes, he also is monitoring all the access cards when entering all buildings.
- The Aged Owner balance sheet was discussed. Hector mentioned that owners are aware of their balances and are making plans to pay. We are at 77% of collection debt.
- E3/5 is being sold; the Title Company will be reimbursing us for the amount they owe. The new owners will put it back to two units, update them and sell them later. There will be a small container in the parking lot for the debris. There was some concern about the percentage of owners/renters. There are a 33% of renters. Hector will talk to Sheldon and the lawyer on this issue
- Patty has been in contact with Steve Carvalho and is working on an agreement with him regarding his debt and Miranda's debt. She will also discuss the situation on his storage room. Hector will try to get information on Miranda's whereabouts.
- Ruben will start cleaning the pool. The light has been ordered and will be installed by Ruben. The pool inspector will be called for our annual inspection so the pool can be opened by the end of April. Ruben brought a vacuum cleaner for the pool. We need a bigger net and Patty will look to buy some chairs for the pool.
- It was asked to change the timer of the lights. Ruben has to change the  
We need to buy a vacuum cleaner and a bigger net. Patty will look at some chairs for the pool.
- Southwest Mechanical will replace the 2 breaker boxes next to the chiller, tomorrow.
- Hector mentioned that Don Johnson, from the EP Electric Co. came and did an update on our property. Hector is preparing a report on the Electric Co's recommendations to be sent to all owners.
- 2 cars have been vandalized recently. There was discussion on whether moving the 2 existing cameras or getting new ones. Patty made a motion to look into buying more cameras for the parking lot. Lulu seconded it. One suggestion was to get an extra WiFi box or router from the cable company. Hector mentioned that we have 2 cameras and he can ask Sonitrol, the company that monitors these cameras to come and reinstall them to the parking lot or ask the company to get us another 2 big cameras. Patty made a motion to research more on this camera issue.

4-19

- Hector will send a letter to owners to be careful and lock their cars at all times and don't leave any valuables inside.
- Sometimes the cameras at night don't give a clear image.

New Business:

- It was mentioned that we are paying a \$100.00 a year for the blink cameras; we can install one camera on each entrance door to the buildings.

Call to Owners:

- There was discussion on the nuisance odor from one of the residents. It was mentioned to call 311. Hector's son came and cleaned his patio.
- David asked if there is mold in Steven's storage room. He wants to call the Health Department. It seems that some of the stuff inside the storage room is not Steven's. Patty is negotiating with Steve about getting rid of everything so we can start cleaning the area and check if there is mold.
- The smell in the laundry came back. Ruben will look into it.
- Dave asked if the new \$60,000.00 assessment payment to be paid in 6 months, starting in May, could be increased to 9 or 12 months. He was in the impression that the insurance payment is included in this assessment. It will help a lot for the owners. Doug mentioned that the insurance payment has been added to the assessment. Hector said that the payment information has been put already in the system. Patty mentioned that this needs to be revised. He will talk to Sheldon and see if it can be changed to 9 or 12 months. We will find out if Sheldon can change the system.
- We need to see how the financial report comes up in the next months.
- Hector will send owners a note giving suggestions to safe on all utilities.

Meeting was adjourned at 6:45 pm.

Maria L. O'Leary  
Secretar

4-19