

# THE THUNDERBIRD CONDOMINIUMS

## BOARD MEETING MINUTES

May 17, 2023

Directors present: Douglas Sheiner, Patty Ewalt, Gabe Acuna, No quorum was met, thus no actions were taken.

DANA Properties; Hector Camarena

Others Present; Mrs. L. Jablonski, Mrs. G. Espinoza, Mrs. S. Ahmann .

Meeting was called to order at 5:35.

Managers report; Boiler certification expiration date is coming up on August 23, On July 11, the inspector is coming to take a look and certify the boilers. Ruben has been informed as to what they are looking for and he will make sure the Boilers are up to par.

Texas Railroad Commission has approved our P5 organization plan. We are in compliance with them.

Swimming Pool. An application and fee has been made for permit for the swimming pool. They have not called to make an appointment for inspection. The pool is ready, Ruben replaced the light bulb that was not working. The swimming pool water heater is making strange noises, Ruben is looking at it and is going to repair it.

\$20,000 was transferred to the money market savings account, there is \$25000 in the checking account, and \$100,000 in the savings account. Overall the collections for HOA fee and special assessment is 85% right now. The Special Assessment collections is also at 81%. 2 owners have paid the special assessment fee all together. Out of 67 units, 54 owners paid the special assessment while 11 have not, 2 have not paid their HOA fees yet, and will be paying the Sp Assessment.

Per Ms. Ewalt, she made contact with Mr. Carvalho and wrote him a letter. She is awaiting his response to the offer she made at the behest of the Board of Directors.

E3-5 sold and we recovered the 14,000, there was an overpayment of \$260, a check was made out and we returned the money to Ms. Gutierrez. She has not picked it up, I have the check in the office.

Ruben and Victor are resurfacing the floor parking right now. I will be letting the affected people know about their parking space.

3 quotes have been submitted for the maintenance of the chillers. I have given them to Ruben to have him look them over. He will choose which one is better.

A12 tenant has moved out, a new tenant will be moving in on the 18<sup>th</sup>, he is a Border Patrol officer and he will be living by himself. All appropriate information, ie. Welcome packet will be given to him so he's made aware of the rules. Ms. Vivian Gonzalez sent me the lease agreement, and it is in my files.

F1 also has a new tenant from Mr. Robert Giron. A couple with no children. I did receive the lease agreement from Mr. Giron's leasing agent, Ms. Constantino.

The amount of renters is at about 30%. A question about how this renters rate affects the Association. According to Sheldon, DANA Properties, the only way it is affected is if there are too many rental units or if one person owns more than 10% of the units then it will affect financing as borrowers will not be able to utilize FHA or VA loans when a buyer buys a unit,

Insurance . I have contacted Tim Collins, he is an independent insurance agent working for the Hub Group. I have given him the information he requested regarding our policy from Farmers Insurance. We should soon have a quote on a new policy. We will be paying close to 30,000 this coming August, close to a 10% increase. Loss run report was run and we have only had one claim in the past 5 years, and it was denied, water leak damage.

Filters, Ruben and Victor have pledged to start working on the filters this month. They have been busy working on the pavement and have not had time to get to them. They will be advised to work on the pavement, 3 times a week and attend to other matters the other 2 days.

New cleaning lady , \$12 /hour 4-5 hours 3 x a week has been hired, She starts Wednesday of this week. We have hired her to work on the cleaning of the buildings while Victor is helping Ruben in the resurfacing. She did not show up because she had an unexpected problem, she is still committed but does not know when she can start. Update, she will come on Mondays, and work for 8 hours.

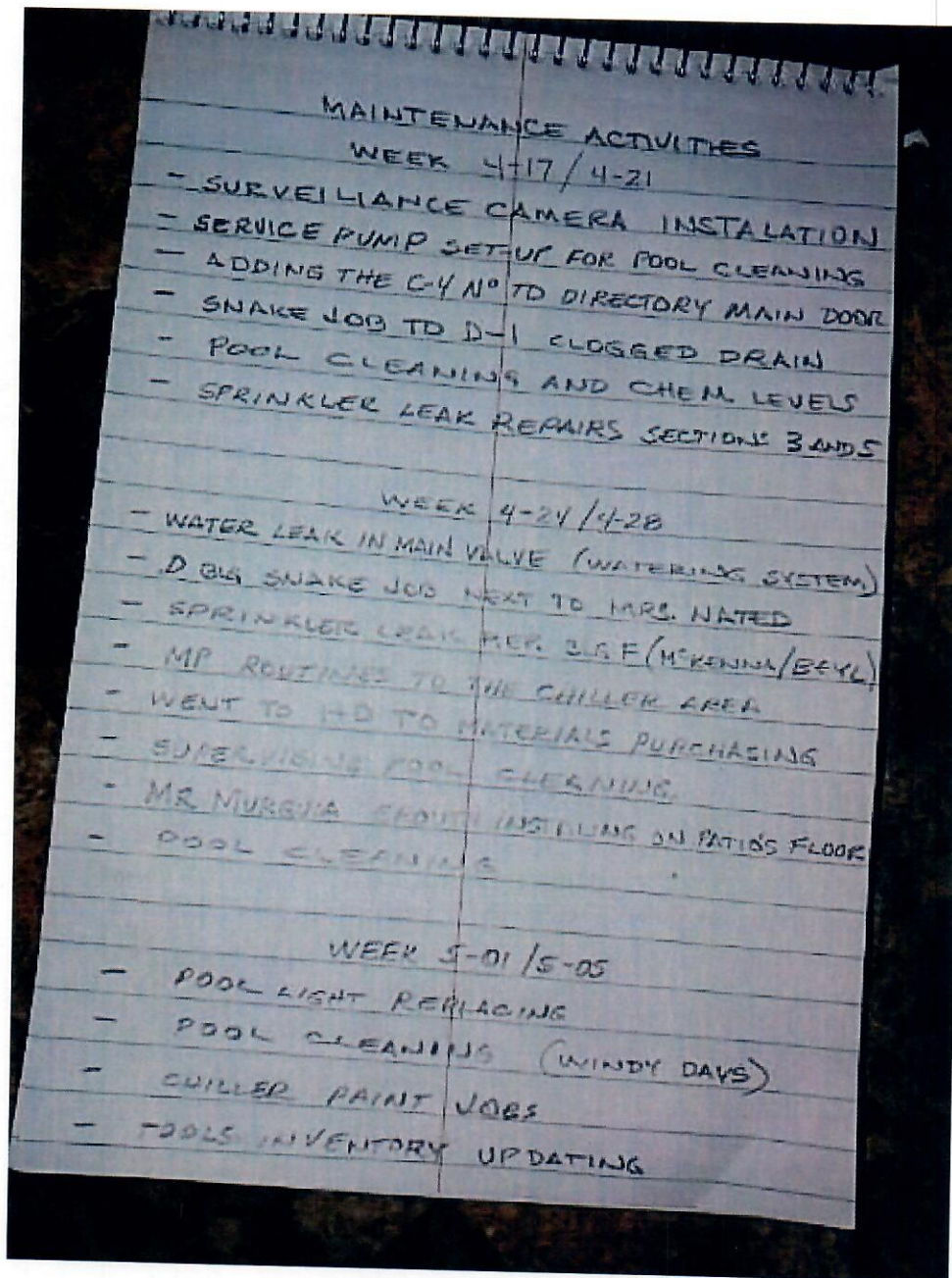
Reconciliation of all cards, I have deactivated all cards that have not been reported to me. I check every morning to see if any unknown cards have been used and who comes in and out of the building. At least 40% of cards have been deactivated.

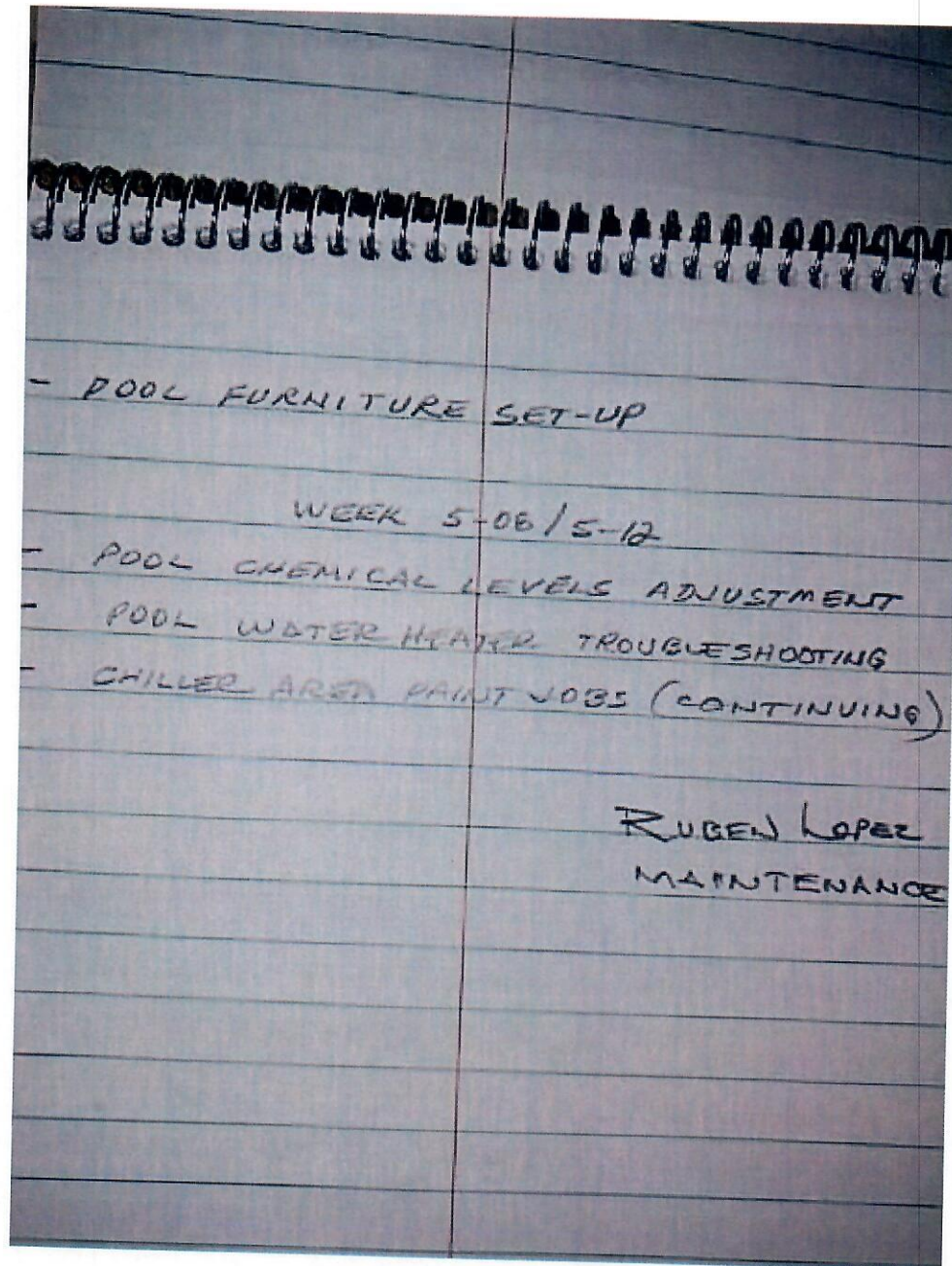
A discussion on cameras for the entrance of each building's doors will need to be found. Internet access to run the cameras will be found.

Spectrum's bills will need to be accessed so we know exactly what is being charged. Currently they are on automatic deductions and we don't see the actual bills. Hector will call to get this taken care of.

Doug S. inquired about the Booster pumps making noise and whether a concrete foundation has been built to support and make the vibration noise dissipate. The foundations have not been built, Ruben has been busy. He requested that Ruben work 3 days in the week with the pavement and 2 days with other tasks at hand. Ms. Ewalt will inform Ruben on the new schedule.

The following is the Maintenance Managers report from Ruben Lopez, It was read as written.





Meeting was adjourned at 7pm.