

# **MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS**

April 15, 2010

The regular monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:02 p.m. at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, Arizona 85226 by Bob Huffman. Directors in attendance were Bob Huffman, President; Heidi Birkholz, Contracts Director; Tom Sounart, Secretary; Damian Nichols, Treasurer. Laurie Roberts was also present. Absent: Bob Ruth, Vice President.

Approval of meeting minutes:

Amended February meeting minutes were presented with correction to state that bad debts were decided to be written off. The March meeting minutes were corrected to reflect March 18 instead of February 18 for the Closed meeting minutes. Heidi moved and Damian seconded a motion to approve the amended February and March board meeting minutes. The motion carried.

Property Management report-Laurie Roberts

- Landscaper requested that all turf areas be treated with pre/post emergence. Crabgrass and broadleaf weeds are becoming a problem. Cost is \$1500 for all areas of turf. Heide moved and Tom seconded a motion to approve. The motion carried.
- 5<sup>th</sup> leak found at North Pool, and repairs have been completed. Pool now passed the “bucket test”, so is pronounced repaired.
- Trees have been trimmed, \$6000
- Mutt Mitts are working well – Landscaper reported full trash can emptied each week at both parks, and he is not seeing as much dog doo in the parks, and scattered, wasted Mutt Mitts have not been observed. One homeowner requested putting one on the west side of North park also, which will be considered with next budget planning.
- Annual back flow testing has been completed, and 2 small repairs done. Test results delivered to City of Chandler.
- South pool ramada/paint work is scheduled to begin the week of April 26<sup>th</sup>. Pool will be closed down and spa heat shut off.
- Overbudget on propane due to increased cost and late December invoicing from Amerigas. (The association is on preferred pricing protection, which saves over \$2.20 per gallon).
- Bees were removed from a post at the Clubhouse area. Beekeeper will inspect the tops of the columns to determine if there are spaces opened that need sealed again.

- Tom asked about dead flowers at Orchid entrance area. Laurie reported that the city workers often have mistakenly been shutting off or reducing the watering schedule, not realizing that it is an HOA owned timer. The landscapers have put a sign on it to stop them from doing this. New summer flowers will be planted soon.
- Tom pointed out sagged tennis court net, and Laurie said she will tighten it.

Treasurer's report-Damian Nichols

- Prepays 36989.69
- Cash 42,627.57
- Reserves 45,608.10
- Total 88,235.67

2009 tax filing completed, and cash review is scheduled.

Contracts Report-Heidi

- Nothing new to report

Architectural Control Committee Report

- An owner wants to install an awning off front patio. Under review.
- Somone in Corona Gardens wants to build column (stucco) style mailbox. Under review.

Homeowner Forum

- No Opens

The meeting adjourned at 7:21

President \_\_\_\_\_ Secretary \_\_\_\_\_