

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

May 20, 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; Bob Ruth, Vice President; Heidi Birkholz, Contracts Director; Tom Sounart, Secretary; Damian Nichols, Treasurer. Laurie Roberts was also present.

Approval of meeting minutes-Tom

Heidi moved and Bob Ruth seconded a motion to approve the April board meeting minutes. The motion carried.

Property Management report-Laurie Roberts

- Pre and post emergent has been applied to all turf areas
- South pool renovation work completed. 3 of the 4 light poles painted. The fourth found to be rusted at the bottom and unstable. Cost to remove and cap is \$400. Cost to replace including painting is \$800. Board decided on replacement option.
- East tennis court net has been tightened 3 times over the last month and stretched out again within a few days by kids sitting on it. Handyman is looking for a way to make it more secure so that it does not unwind under the stress of kids sitting on it.
- Electrical panel at clubhouse had the lock ripped off again. Handyman secured. Large light at North pool has a bad sensor and is being worked on.
- Larry has found the North pool gate propped open several times over the last few weeks. Pool gate has been tightened up to shut and lock properly, but it is being left propped open by holding it a few inches open where it will then stay. The hydraulic damper is broken – leaking oil and does not prevent gate from slamming shut. Board decided to replace the hydraulic damper.
- Pool service found another leak at the North pool – east side of the step area. Leak detector will come back out again. All the recent leaks have been about 1 ft from the pool wall at T-joints in PVC. Poor initial installation is suspected.
- Skimmer wiper doors were vandalized and replaced.

Treasurer's report-Damian

- Prepaids 38,465.69
- Cash 47,997.73
- Reserves 46,569.87
- Total 94,567.60

Contracts Report-Heidi

- Nothing new to report

Architectural Control Committee Report

- The request for installing a rollback awning over front patio was denied.
- The request to build column (stucco) style mailbox in Corona Gardens was approved.

Newsletter

No preparations were made for a May Newsletter this year. Normally a Newsletter is sent out in May and October. Decision was made to cancel the May Newsletter this year.

Homeowner Forum

- No Opens

Bob Ruth moved and Heidi seconded a motion to adjourn. The motion carried. The meeting adjourned at 7:40

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