

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

September 16, 2010

The regular monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:00 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. Homeowner Cindy Wilson joined the meeting at 7:12 (4163 W Victoria Ln), and left after the Homeowner Open Forum.

Approval of meeting minutes-Tom

Bob R motioned and Heidi seconded a motion to approve corrected June board meeting minutes. The motion carried.

Heidi motioned and Damian seconded a motion to approve the August board meeting minutes. The motion carried.

Property Management report-Laurie Roberts

- Greenbelt water being reduced gradually to prepare for winter seed. 2 water leaks repaired.
- New shower leak at the north pool area discovered today. Shower head ripped out at wall level and replaced.
- 3 new “No Trespass” signs replaced at park (2 north, 1 south). No further vandalism reported.
- Postcards have been printed for the October 9th garage sale. Tom volunteered to place and pickup the signs on sale day.
- Annual south pool/spa permits renewed. Cost \$495.
- Homeowner requests included Neighborhood Evacuation Preparedness Month and to make sure roof rat info in next news letter.
- Clubhouse rekeyed and distributed to board members - due to signs of unauthorized access. Missing lockbox Fob keys also required recoding the Fob locks, which has been completed. Rekeying was completed by Bob Huffman for no charge.
- Bids for rubberized expansion joints at North pool:
 1. 1st bid = \$2340
 2. NewCrete bid including decodrain = \$1429 (plastic type = \$1600)
 3. Raven Pools including decodrain = \$1490

Both standard 2 yr warranty. Feedback slightly more positive on the Raven Pools folks and they have a system to fix the cracks with sealing

them (\$795). Other bid said they would have to replace the whole deck. Motion by Bob R to hire Raven Pools seconded by Tom and carried.

- Discussed and looked at cracks in kool deck in N pool area. Motion by Damian to have Raven Pools do this also seconded by Bob R and carried. Damian asked that they the South pool deck be looked at also, and Laurie will check it out.

Treasurer's report-Damian

- Prepaids 24,751.69
- Cash 17,507.09
- Reserves 49,465.38
- Total 66,972.47

Contracts Report-Heidi

Three vendor contracts due for renewal

- Aztec Landscaping \$3245/mo. Motion by Bob R to accept, seconded by Damian, and carried.
- Sundance Pools \$845/mo. + chem. In summer and \$585/mo. + chem.. in winter. Motion by Bob R to accept, seconded by Damian, and carried.
- L&B Associates \$1100/mo. Property management; \$550/mo. Financial management (+ some additional costs as needed as spelled out in contract). Bob R disclosed his part ownership in L&B Associates and stated that he will abstain from voting on the contract. Motion by Damian to accept, seconded by Tom, and Carried. 1 abstain from voting by Bob R.

Architectural Control Committee Report-Ed

- Ed not present so nothing reported.

Newsletter-Damian

- Preparation on track for October letter
- Bob H and Bob R will write letters to include.
- Damian will include some information and website links about pest control in general rather than specifically on roof rats.

Homeowner Forum

- Cindy Wilson expressed concern about her observations of people hopping the pool fence and reaching through bars to open gate, and vandalism. She asked if we could get more security in some way. Board discussed various security options and problems with liability or ineffectiveness of them.

- Cindy Wilson asked about when we would renovate the Orchid entryway, especially because of the big crack in the wall. Bob H told her it would be discussed at next month's budget meeting, and that it has been discussed before but needed to have the tree removed first that was damaging the wall. This was difficult to get the homeowner to complete but recently has been done. Bob R mentioned also that previous bids on renovation were very high.
- Cindy Wilson asked if we could resurface the tennis courts due to many large cracks. Bob H explained the poor foundation problem with the tennis courts and that we have to resurface every 5 or so years, and that it is about due for another resurfacing.

Clubhouse Management

- The board discussed again clubhouse management sparked by Tom's emails about problems he encountered when reserving it. Tom asked if we could look for a backup to allow reservations when Larry is away since Tom was not able to reserve the clubhouse on the day his family wanted to only because Larry was out of town. The board agreed to include a request for this in the newsletter and agreed that the person needs to complete the entire reservation process from start to end while covering and will get paid the \$20 for it.
- The board also discussed feedback, including from Tom and 3 homeowners surveyed by Bob R, about their clubhouse reservation experiences. There was some positive and negative feedback. Talking to Larry about the feedback was proposed, but not agreed upon. Laurie said she would record any future complaints to her.

The meeting adjourned at 8:14

President _____ Secretary _____