

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

October 21, 2010

The regular monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:06 p.m. at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, Arizona 85226 by Bob Huffman. Directors in attendance were Bob Ruth, Vice President; Heidi Birkholz, Contracts Director; Tom Sounart, Secretary; Damian Nichols, Treasurer. Laurie Roberts was also present, and Bob Huffman, President arrived during the homeowner forum. Homeowners Dennis Peltz (4260 Orchid), Brin Horvath (4166 Orchid), and Ty Wilson (4163 Victoria) were also present.

Approval of meeting minutes-Tom

Bob R mentioned an omission from the closed meeting minutes that needed corrected and we would discuss during the closed session. Damian motioned and Heidi seconded to approve the September Open meeting minutes. The motion carried.

Treasurer’s report-Damian

- Prepays 20,666.69
- Cash 14,206.97
- Reserves 49,478.00
- Total 63,684.97

Heidi motioned and Tom seconded to approve. The motion carried.

Property Management report-Laurie Roberts

- Winter overseeding scheduled for this week. Recent rains have helped. Updated winter flowers to planted next week. No further sprinkler vandalism.
- Pool company has seen an increase in vandalism at both pool areas (chairs in pool, trash cans emptied, four skimmer lids removed, shower head at south pool MIA). A few areas of coving in south pool restrooms are loose and need to be repaired. Handyman will do shower head and coving repair asap.
- Tennis court lights are not turning on. Legends Lighting will look at the photo cell, check club house lighting as well as check why several lights are on all the time at pump house on October 22, 2010. There is also a tennis court light with a broken cover lens-broken out.
- Nomination postcards were mailed. Deadline to be on the ballot is October 28th. Annual meeting date, December 7th (1st Tuesday in Dec).

- Expansion joints/crack repairs have been scheduled to begin Oct 25. North pool area will be closed while work is in progress. No clubhouse rental conflicts for this time.
- On September 30, 4:00 AM, Chandler Police Dept arrested 3 kids who apparently jumped the south pool fence and were drinking. Citations were issued for trespass- no damage noted.
- Garage sale finished. A combination of errors (Tom had volunteered but forgot it was garage sale day Sat morning, and the signs were delivered to the wrong house, and the owner of that house did not notify anyone of the error.) caused hiccup with getting signs out but they were still put up fairly early in the morning by former board member and garage saler. Board agreed that next year, we would request a volunteer home owner participating in the garage sale to put up the signs. This will be added to the garage sale postcard next year.

Newsletter-Damian

- Damian sent out draft earlier in month and some editing had been done through email. Damian presented a revision at the meeting and a few more minor edits decided on and board approved newsletter with these edits.
- Bid on newsletter reviewed. Heidi motioned and Tom seconded to approve AlphaGraphics bid on the newsletter. The motion carried.

Payment Book

- Board reviewed options for Payment Book next year. Price could be reduced from \$618 to \$290 with a new cheaper format, but still has mailing labels provided. Damian motioned and Heidi seconded to approve the cheaper format. The motion carried.

Contracts Report-Heidi

- Nothing new to report.

Architectural Control Committee Report-Ed

- Ed not present so nothing reported.

Homeowner Forum

- Dennis Peltz expressed concern about trimming. He stated that branches are falling off weekly and wanted to see the budget, cost, and company. He thinks not being done properly. Bob R will send him info.
- Dennis also asked if we were going to replace the tree gone from vandals. Board will consider.

- Brin Horvath, Dennis Peltz, and Ty Wilson expressed concern about Orchid entry wall/signs structural integrity and appearance. Problem of tree roots causing wall crack and part of the wall being framed was discussed. Tree has recently been cut down. Board members discussed previous bids 3 years ago for renovation was fairly expensive. Dennis stated that the tree that was cut down is not dead and is growing shoots from the stump. Dennis stated that even if tree killed, the roots will decompose and cause wall shifted in other direction from that. He said the roots need dugout or whatever repairs/renovations will be later damaged again. Ty asked why isn't the homeowner whose tree damaged the wall responsible for paying for damages. Bob R said that maybe they are, but it would be tough to get the money from them. Brin emphasized concern about the wall falling completely apart, stating that he observes it continuing to separate more and more. All on the board agreed that the wall/entry signs are a big problem and need addressed. Problem is budget. Pools have cost a lot of money in repairs this year. Board will work on it next year, and try to fit it in budget. Ty will get bid from his father, a professional contractor. Bob R will send previous bids from 3 yrs ago to Ty.
- Ty Wilson asked about pool security and described an example in which he caught vandals at the pool and tried to kick them out and they threatened him. He asked if we could put up cameras or fake cameras. Board had discussion about this regarding concerns with as in last month's meeting.
- Ty Wilson asked how the job of clubhouse management is delegated and he wanted to take this position. Board agreed to consider this.

Budget

- Draft of 2011 budget reviewed, discussed, and updated.
- Damian motioned and Heidi seconded to buy new "No Trespassing" signs with \$600 from 2010 budget. The motion carried. \$120 was put in the 2011 budget for signs.
- \$12k was included in the 2011 budget for entry sign/wall renovation.
- Bob R motioned and Damian seconded to approve the 2011 budget. The motion carried.

The meeting adjourned at 8:48

President _____ Secretary _____