

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

February 16, 2012

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:05 p.m. at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, Arizona 85226 by Heidi Birkholz. Directors in attendance were Heidi Birkholz, President; Bob Ruth, Vice President; Tom Sounart, Secretary; Damian Nichols, Treasurer. Laurie Roberts was also present, and Sara of ACC was present. Blaire McCloud, Contracts Director, was absent.

Approval of Meeting Minutes – Bob

- Damian motioned and Tom seconded the motion to approve the January meeting minutes. Motion carried.

Property Management Report – Laurie

- Landscaper working on bid to move sprinklers in school walkway. Water has been turned down to avoid hitting wall or pooling water at base of wall until sprinkler modifications are made.
- Planting in the flower bed at north pool delayed. Torch glow bougainvillea plants were not good at nursery. More due to arrive within the next week or so.
- DTR completed south door at clubhouse. Rekeyed to match board keys.
- Met with 2 painters to discuss matching colors of new monument walls. Both suggest that the immediate walls to the left and right of the face wall be painted same color as face color. Both agreed that painting just one side wall would not give desired effect. Cost to paint would be minimal if using same paint color. Other choice is to paint the "natural block color" to the existing wall color along Ray/McClintock, which would require abutting homeowner's approval. Bob motioned and Damian seconded the motion to paint the walls immediately to the left and right of the monument wall the color of the monument wall. The motion carried.
- Entrance sign/walls bushes were discussed. Hedges below the sign were being considered. Some photos of similar signs were viewed, and other ideas were discussed for landscaping below the signs. The board in general did not like the hedge options viewed. The board agreed on a plan to get landscape architect bids with artist renditions on landscaping below the entrance signs.
- Hand rail at south pool needed replaced because it was loose. Spa blower motor needed electrical work. Completed along with lines being cleared. Spa now bubbles better than it has in a long time.
- Phoenix Tree has trimmed trees around clubhouse/south pool, and a few in walkways. Tree in walkway north of clubhouse has been removed due to

roots going under sidewalk causing it to lift up. Sidewalk was lifted, roots cleared and then laid back down level by Scotcrete. Board will look at it to decide if a smaller tree should be planted in place of the tree removed.

- Larry will be out of town on 4/21/12, and there is a homeowner who is asking to use the clubhouse. Tom volunteered to do checkin/checkout.
- Financials delivered to accountant.

Treasury Report – Damian

- Total Reserves = \$36,062

Contracts Report – Bob

- Nothing new to report.

ACC Report - Sara

- Approved 2 requests, including one for security cameras in front and back.
- Sara suggested scheduling an event for the neighborhood to paint the exterior walls – like a painting/pizza party, for example. The board had mixed response to this but decided not to pursue this now due to concern that there would not be enough people showing up.

Homeowner Forum

- No homeowners present.

Action Items

1. Homeowner survey on spas – Laurie
2. Add minutes to website – Damian
3. Look at walkway area north of clubhouse where tree removed and decide if we should plant a smaller tree there. – All Board Members

The meeting adjourned at 7:54

President _____ Secretary _____