

# MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

April 19, 2012

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:08 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; Blaire McCloud, Contracts Director. Laurie Roberts was also present, and Sara of ACC was present.

## Approval of Meeting Minutes – Tom

- Blair motioned and Heidi seconded the motion to approve the March meeting minutes. Motion carried.

## Property Management Report – Laurie

- Grass areas look good. Water increased with warmer weather. Sprinkler modifications have been completed in the school walkway. Tree in NW corner of park vandalized. Bark stripped off the north side. Tree has a 50/50 chance of surviving being girdled. Possible replacement tree in north walkway suggested by landscaper is a Hong Kong Orchid or a Southern Live Oak. Bob moved to not replace the tree. Blair seconded and motion passed.
- Clubhouse breakin: Homeowner discovered vandalism to clubhouse while she had access. Damage limited to small holes in walls (pool cue stick), broken cue stick and missing ping pong paddle. Owner maintains clubhouse was locked properly. Police report made.
- Lights in Kent walkway repaired by SRP
- North pool gate vandalized again. New "Can't Slam" installed along with metal bar, which meets Maricopa County requirements. No less than 24 hours after north pool repair, the south pool gate was vandalized. Appeared that gate was stood on causing gate to sag. Repaired welds but Cactus Welding suggested all hinges be reworked as you can see signs of weakening. Time only, about 2 hours. Does not think that a metal bar is necessary at this pool because this gate has three heavy springs to close gate, making it harder (not impossible) to over open gate. Bob motioned to rework the hinges on south pool gate. Blair seconded and motion passed.
- Handyman was asked to look at tennis court fencing to see if he can secure.
- Microwave was purchased for clubhouse (\$109) and replacement ping pong paddles/balls purchased (\$15).
- Landscape bid for entrance sign areas: Designs from Home Sweet Home Landscaping were reviewed and discussed. Some modifications were requested with some different and fewer plants. Original bid was \$5,000, and

*Laurie Roberts*

should be less for the modified design. Bob motioned and Damian seconded to approve the modified design, documented by an edited copy given to Laurie. The motion carried.

**Treasury Report – Damian**

- Prepaids = 36,363
- Cash = 20,030
- Total Reserves = \$40,569
- Total Assets = 69,632

**Contracts Report – Bob**

- Nothing new to report.

**ACC Report - Sara**

- New volunteer – Steve Brower

**Homeowner Forum**

- No homeowners present.

**New Business – Website/Postcard**

- New postcard planning. Postcard to include:
  - Reminder about website
  - Note survey available on the website
- Survey to be added to the website. Feedback on:
  - New entrance walls/signs
  - Landscaping at entrance signs
  - Clubhouse management
  - Propane cost reduction ideas – favor closing one spa in the winter?
- A post-clubhouse reservation feedback form will be added to the website so that people can provide feedback after reserving the clubhouse.
- A Listserve will be setup on the website

**Action Items**

1. Add minutes to website – Damian
2. Website setup with all the new items decided in “New Business” above – Damian/Laurie

The meeting adjourned at 8:10

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