

# MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

August 16, 2012

*Approved  
8/21/12  
Laurie*

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:04 PM at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, Arizona 85226. Meeting called to order by Heidi Birkholz. Officers in attendance were Heidi Birkholz, Bob Ruth, Blair McLeod and Damian Nichols. Laurie Roberts and Sara Birkholz were also present. Absent: Tom Sounart

The Board accepted the verbal resignation of Blair McLeod due to health concerns. Heidi will contact Tom Sounart regarding his continued participation on the Board. Discussion was held re: CC&R language for number of Board members required. Damian and Bob will contact two homeowners who have expressed an interest in participating on the Board.

Approval of meeting minutes:

May minutes approved and signed. April minutes continue to be tabled.

Property Management report-Laurie Roberts

1. Landscaping is good although the very hot and dry summer has resulted in large water bills (\$8000 for July).
2. Three large trees near the SW corner of the tennis court were evaluated by our tree expert who suspects of "Ash Decline", a lethal disease. Treatment may prolong their life but cost is \$600. Better idea is to plant new trees now before the older trees die so some growth occurs before the old trees need to be removed. 10 new trees approved by Board to be placed at both parks (5 @ North park and 5 at South park).
3. Cactus Welding reworked the hinges at the South pool.
4. Both pools vandalized again. Glass at North pool required that it be closed until could be thoroughly cleaned and light was broken at South pool. Graffiti found on North park wall and was painted over.
5. South pool bathroom door was painted and wood trim board replaced.
6. Plants at south entrance have suffered due to the heat and will be replaced at nominal fee by landscaper in late September or October. This issue should not be considered the fault of the installer as Chandler turned off the water. Laurie has contacted the City and this appears to have been rectified
7. Corporation Commission Report filed.
8. Transfers from Cash to Reserves have not been made for the past two months due to very high water bills. August transfer is expected to be held due to same issue.
9. Board discussed possible 2013 projects such as tennis court resurfacing; exterior/common wall painting; rebuilding of the North pool Ramada and how these projects may affect the Reserve acct. Laurie will gets bids for tennis court resurfacing Will discuss further at October budget meeting.
10. Board will discuss exterior color choices at September meeting.

Treasurer's report-Damian Nichols

Pre-paids high. All expenses normal with the exception of water and propane being high.

Contracts Report

Tabled until September meeting.

Architectural Control Committee Report- Sara Birkholz

**Nothing new to report.**

**New Business:**

**See Management report.**

**The meeting adjourned at 8:06.**