

# MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

September 20, 2012

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:07 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 and Damian Nichols. Laurie Roberts and Sara Birkholz were also present. Absent: Tom Sounart.

Approval of meeting minutes:

April and August Board minutes approved and signed.

Property Management report-Laurie Roberts

1. Landscaping is good although water bills have continued to be extremely high. Motion was made by Bob that the Association should not overseed the common areas with rye grass this year. After discussion the motion was seconded by Heidi and approved. This will save on water bills as well as the cost of seed and allow us to possibly replenish the Reserve acct.
2. Landscaper will be installing the 10 trees in the two park areas, approved at last month's meeting as well as replacing plants at the two entrance areas which died in the heat. This will take place in October.
3. Two signs at the North park were vandalized and required repair. Recommended that sign frames be repainted due to rusting-approved. There are only two signs remaining for back up and Laurie will check prices. Probably can get price break if order 10 at a time.
4. North pool fountain pipe broke twice requiring that the pool be shut down for repairs. Pool service feels that someone is stepping on the pipe causing the damage. They recommend that the fountain be shut off until pool season winds down and a plumber will need to do the repairs due to the location of the pipe. Pool skimmers also need replacing. Repairs approved with the recommendation of reinforcing the pipe as part of the repair.
5. Transfers from Cash to Reserves have not been made again this month due to higher than expected expenses and, in fact, the Cash acct. is short \$5,000. Motion made and carried to transfer \$5,000 to the Cash account.
6. Possible 2013 projects as well as potential dues increase will be discussed at the October Budget meeting.
7. Annual Community Garage Sale to be held on October 24<sup>th</sup>. Laurie will send postcards by the end of September.

Treasurer's report-Damian Nichols

Pre-paids \$28,763.07. Other expenses normal with the exception of water bills.

Contracts Report

Sundance Pool, Aztec Landscape and L&B Management contracts reviewed, approved and signed. There were no increases in fees for 2013 on any of the contracts.

Bob Ruth discloses that he has part ownership of L&B Management and abstains from the vote on that contract.

President APPROVED 10-18-12 Secretary \_\_\_\_\_

Architectural Control Committee Report- Sara Birkholz  
Nothing new to report.

New Business:

- 1) Board was informed that Tom Sounart was contacted by Heidi and Laurie and advised Laurie that he has mailed a written resignation from the Board although Laurie has not yet received this. His Board key and the secretary's folder have been returned.
- 2) Two homeowners are interested in serving on the Board but were unable to attend this meeting.
- 3) Per new state statute, a Board member must serve as ACC chairperson and Bob will temporary serve in this capacity until another Board member can be appointed.

The meeting adjourned at 8:13.

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