

# **MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS**

February 17, 2011

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; Blaire McCloud, Contracts Director, and Laurie Roberts, Property Manager. Damian Nichols, Treasurer and Tom Sounart, Secretary were absent. Sara Birkholz was present to represent ACC.

## **January meeting minutes**

Bob Ruth will contact Tom regarding changes to the January minutes and they will be reviewed and approved at the March meeting.

## **Property Management report – Laurie Roberts**

- Winter grass looks good. Weeds will be sprayed with pre-emergent in the granite areas. Phoenix tree will be called to set up tree trimming schedule in April. Board approved planting of new tree in SW corner of North Park.
- Volleyball light pole has been received and light kit is being attached with installation to take place on Tuesday, 2/22. Lens cover will be installed at the same time.
- Three new park signs were installed in the south park and we have 9 extra signs in storage.
- North Pool restroom door is being painted and will be installed on 2/22.
- Laurie met with three different sign companies regarding estimates and drawings and should be ready by March meeting. Also met with two stone masons regarding a bid for removing and rebuilding the wall at the Orchid entrance. Discussed possibly putting pictures of the designs into the spring newsletter or website for voting by homeowners.
- Vandalism reported this month.
  1. North pool chairs were thrown into the pool several times.
  2. "Can't slam" on gate worked loose again from kids hanging on the gate. Another contractor is looking at it to see what can be done to avoid this happening again. Will be repaired on 2/22.
- Pool table was re-covered and ping pong over-table received. Heavy vinyl cover has been ordered but not received yet. Have a cover on loan until other cover is received.

Open session February 17, 2011

- Both parties for Clubhouse manager were notified of the board's decision from last meeting. Clubhouse agreement needs to be reviewed for possible changes. Laurie will send out the most recent one for review prior to March meeting.
- Vacuum cleaner was purchased for the clubhouse.

Treasurer's report-Bob Ruth for Damian

- Prepaids 36,589.69
- Cash 33,682.35
- Reserves 50,381.71
- Total 84,063.96

**Contracts Report – Blaire**

- Nothing new to report.

**Architectural Control Committee Report – Sarah**

- Nothing to report at this time.
- Board is still acting as ACC at this time.

**Homeowner Forum**

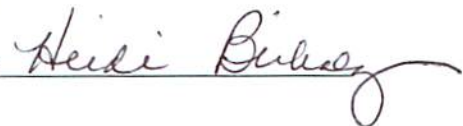
- Nothing

The meeting adjourned at 7:45

President



Secretary



# MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

March 17, 2011

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:05 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, Damian Nichols, and Blair McLeod. Laurie Roberts was also present. Absent: Tom Sounart

Approval of meeting minutes:

January and February minutes approved and signed.

Property Management report-Laurie Roberts

1. Landscaper to install tree in S/W corner in north basin.
2. Volley ball light pole installed.
3. Annual backflow testing to be done shortly.
4. New restroom door installed at north pool. Gate at north pool temporarily repaired. New "can't slam" to be permanently installed. Cost of about \$200 approved by the Board.
5. Vandalism at both pools – spring break time again.

Treasurer's report-Damian Nichols

Pre-pays high. Income taxes completed, signed and mailed.

Contracts Report-Blair

Nothing to report.

Architectural Control Committee Report- Sara Birkholz

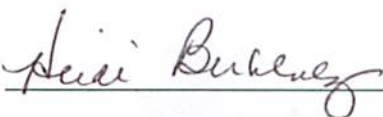
Nothing new to report. Don Baldwin added to Committee. The Board of Directors turned over the duties back to the Committee

New Business:

1. Laurie got a price to rebuild the walls for new signs at McClintock and Ray entrances. The bid is over \$13,900 and this is walls only, no signs. Laurie thinks she can get a better bid. The signs themselves will be a total cost of \$9000-10,000. Laurie to get some locations where signs have already been installed.
2. The clubhouse contract was reviewed. There will be a checklist to be used for the inspection of the clubhouse before and after each rental. Laurie to make this checklist and send to the Board for review.  
A suggestion was made to add "No Smoking" in the contract.
3. It was suggested that there be a sign of "No Smoking" in the pool areas. Laurie to check to see if this would interfere with local laws.

The meeting adjourned at 8:21.

President



Secretary



# MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

April 21, 2011

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, Damian Nichols, and Blair McLeod. Laurie Roberts was also present. Absent: Tom Sounart

Approval of meeting minutes:

March minutes approved and signed.

Property Management report-Laurie Roberts

1. Trees to be trimmed in May. Olive trees to be done.
2. Attorney recommends "No Smoking" signs. Board approved purchase of 6 signs reading "No Smoking in Pool Area".
3. New clubhouse agreement and checklist approved. Ping pong table to be left on pool table along with the new cover.
4. New "can't slam" hinge permanently installed. Large main beam on ramada at north pool damaged and needs to be repaired. Suggested that brace be put on. Board approved repair.
5. Invoices due to vandalism given to Chandler PD for restitution. No word yet.
6. Two walkway lights called into SRP for repair.
7. Owner on Post trying to get speed bumps
8. Update on signs – Laurie got a new cost to rebuild the walls for the four entrance signs. New cost is \$7800, which is considerably less than previous costs. The new signs will be about the same size as the existing signs. The Board could not decide on a design and it was suggested a representative come to one of the meetings.

Treasurer's report-Damian Nichols

Pre-paids high. Expenses on line as budgeted.

Contracts Report-Blair

Nothing to report.

Architectural Control Committee Report- Sara Birkholz

Nothing new to report.

New Business:

1. No Smoking signs approved.

The meeting adjourned at 8:16.

President

Heidi Birkholz

Secretary

Bob Ruth

# **MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS**

May 19, 2011

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:04 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; Blaire McCloud, Contracts Director; Tom Sounart, Secretary. Laurie Roberts was also present. Damian Nichols, Treasurer, was absent.

## **Approval of meeting minutes – Bob (since Tom absent in April)**

April regular meeting minutes were reviewed. Blaire motioned and Tom seconded to approve the all the minutes. The motion carried.

## **Property Management report – Laurie**

- Weather cycling warm-cool-warm has Bermuda confused. Once warm stays, grass will green up more.
- Waiting on call to pick up no smoking signs. Handyman will install at both pools. \$120 for six signs. No smoking clubhouse sticker has been placed on window. Plaque for inside will come with signs.
- Brace for north ramada pool beam fabricate and installed. Also braced center beam. It is stable. \$250.
- Owner on Post working to get City of Chandler to install speed bumps – short one signature but determined to get it.
- Large bee hive at south pool called today – will be treated 5/20.
- No word on restitution as of yet.

## **Treasurer's report – Bob**

- Propane cost high. Expenses on budget.

## **Contracts Report – Blaire**

- Nothing new to report.

## **Architectural Control Committee Report – Sara**

- House with shiny purple tile. Tile was approved by ACC based on picture from website. Actual on house looks different. Plan:
  - Sara get sample of approved tile model and compare on site at the house to determine if they are the same.
  - If yes, the approval stands.
  - If no, they homeowners must change the tile.

Open session January 20, 2011

**New Business**

- New HOA laws go into effect 6/30/11 and 1/1/12. Board reviewed. They are attached to these minutes.
- Newsletter – not discussed.
- Entrance signs – Board reviewed and discussed several design options and photos of similar example signs. Board chose 3 designs to put on website to get homeowner feedback.

**Homeowner Forum**

- Bob Ruth (as homeowner) requested shingle roof of a different color because the large roofing company he is working with can't find the approved terra cotta color. Board did not approve without further investigation of finding the color since other board members claim to have installed recently the terra cotta color.

The meeting adjourned at 8:29

President

*Heidi Burkholz*

Secretary

*Theresa*

# **MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS**

June 16, 2011

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 Heidi Birkholz. Directors in attendance were Heidi Birkholz, President; Bob Ruth, Vice President; Blaire McCloud, Contracts Director; Tom Sounart, Secretary; Damian Nichols, Treasurer. Laurie Roberts was also present.

## **Approval of meeting minutes – Tom**

May regular meeting minutes were reviewed. Bob motioned and Heidi seconded to approve the all the minutes. The motion carried.

## **Property Management report – Laurie**

- Grass looks good. Fertilized this month. New tree doing well.
- "No smoking in Pool Area" signs have been posted as well as the sign inside the clubhouse. New "Pool Rules" signs have been installed.
- Large bee hive in the tree at south pool area fell before determining how to remove it. Tree is old, has a lot of dead wood and in general does not look good. Board discussed proposal of removing the tree during next trimming. Board also discussed not many trees at south pool and park area and considering planting more trees. Board will look tree and park trees in general and discuss decision on email.
- Another bee hive at south pool pump area was removed.
- Lighting at south pool off due to bad photo cell. Replaced and reset. Also replaced lamp and ballast on pole light. \$324.
- Walkway light on east end of Orchid has been out. Two orders for repairs have been made. Owner next to walkway will check this evening and let me know if SRP has repaired as they state.
- Vandalism has been minor this month. Mostly limited to south pool area (sheppard's pole broken, dirt in spa). Deadbolt broken on clubhouse south door.
- Entrance signs: Further refinement of designs agreed upon. Board all agrees with letters etched in stone with an arch. Several variants will be priced including a concrete border and caps along the top. Some variations in design will be put on the website for homeowners to view.

## **Treasurer's report – Bob**

- On track. Cash > \$50k. Reserve > \$50k

Open Session June 16, 2011

**Contracts Report – Blaire**

- Nothing new to report.

**Architectural Control Committee Report – Sara**

- Evaporative cooler request approved.
- Gate extension request approved.
- House with purple tile not checked against sample tile yet.

**New Business**

- Newsletter – Board discussed using website and email instead of newsletter. Damian will draft a letter telling homeowners that there will be no more newsletters and from now on, email and website will be used to communicate.
- July meeting cancelled.

**Homeowner Forum**

- No opens.

The meeting adjourned at 8:08

President

Heidi Brieney

Secretary

[Signature]



# **MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS**

August 18, 2011

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:05 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, Damian Nichols, and Blair McLeod. Laurie Roberts was also present. Absent: Tom Sounart

## **Approval of meeting minutes:**

June minutes approved and endorsed.

## **Property Management report-Laurie Roberts**

1. Trees trimmed. Arborist recommends waiting to trim new trees for 3 years.
2. Audit complete. No discrepancies noted.
3. Maricopa County inspector reports that south pool fence has too large an opening between bottom of fence and granite. Landscaper to add granite.
4. More bees at south pool. Exterminator has been called to take care of this problem.
5. Three trespassers caught at north pool. Charges have been filed for trespassing and drug paraphernalia. No damage done in pool area.
6. Light at east walkway on Orchid repaired by SRP.
7. Garage sale set for October 22, 2011.
8. Postcards for web site, garage sale and entrance signs approved to be mailed. Emphasis to be placed that web site will used for communication to homeowners.

## **Treasurer's report-Damian Nichols**

Pre-paids high. Income and expenses are normal

## **Contracts Report-Blair**

Sent letters to vendors asking for new contracts be sent to HOA for review in September.

## **Architectural Control Committee Report- Sara Birkholz**

1. Nothing new to report for submittals.
2. Blair McLeod objected to ACC approval for his neighbor to extend his block wall closer to the street. Blair was not notified of change and objects that half of the wall is on his property line. The Board will investigate this matter.

## **New Business:**

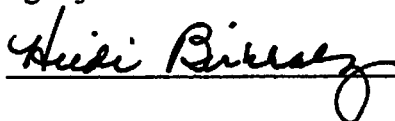
1. Laurie to get cost to replace south clubhouse double door with single door.
2. Annual insurance review with our broker, Roman Okonowski. We are changing back to Cincinnati Insurance for better coverage.

## **Homeowner Forum:**

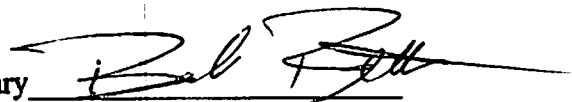
1. Roman Okonowski asked the Board to reconsider the rule for RV's being parked on street and driveway. He suggested the allowable time period be changed from 48 hours to 96 hours to allow repairs to RV's.

The meeting adjourned at 9:15.

President



Secretary



# **MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS**

September 15, 2011

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:00 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; Blaire McCloud, Contracts Director; Tom Sounart, Secretary; Damian Nichols, Treasurer. Laurie Roberts was also present.

## **Approval of meeting minutes – Tom**

August meeting minutes were not completed, and will be reviewed at October meeting.

## **Property Management report – Laurie**

- Grass good with recent rains. Water has been cut back to once a week, and in October grass will slowly be cut back for overseeding first part of November. Large Elm trees fertilized. One at the SW corner of the tennis courts still does not look the greatest. Landscaper and Phoenix Tree are monitoring it.
- No bees were found at the south pool area on 2<sup>nd</sup> call out.
- Additional rock installed at the south pool area as agreed per Maricopa County.
- Pool pump at the south pool had to have the seals replaced. Sand was backwashing into pool.
- South pool permits are due this month and North pool in December (\$495 each).
- Accident on Post and McClintock took down a majority of the south side wall. Owner is working with the insured motorist.
- Property Taxes due Nov 1, 2011.
- Annual Insurance paid as agreed with added coverage.
- Postcards for the website and garage sale were mailed.
- October 22 is the garage sale date. Add will be placed in paper. No homeowners stepped forward to volunteer to place signs.
- DTR was contacted to bid replacing the double doors for single doors at the Clubhouse. He is working with door manufacturer to get price of doors to complete bid. Board discussed options with window inserts and other options.
- Feedback on website for entrance sign design options reviewed. 1 response from Gardens and 5 responses from Estates. Feedback all positive towards the project. The arched sign design was selected by the board due to majority vote by the responses (75% Estates; 76% Gardens) and the opinion of the board. Board also decided to consider a lower radius arch for the Gardens entry. Laurie will send for bid. 2 respondents also requested lighting for the signs and 3 suggested renovation of the property exterior walls.

Open session September 15, 2011

**Treasurer's report – Damian**

- Chandler water rates went up. Water bill had a big increase.

**Contracts Report – Blaire**

All 3 contracts renewed:

- Aztec and Sundance – Bob motioned to renew and Tom seconded. The motion carried.
- L&B Association Consultants LLC – Bob disclosed that he is part owner of L&B Association Consultants LLC. Damian motioned to renew and Tom seconded. Bob abstained from voting. All others voted aye and the motion carried.

**Architectural Control Committee Report – Sara not present**

- There is a dispute over a wall extended between 2 neighbors' properties. Laurie will find out the obligations of the association from our lawyer.

**New Business**

- Nothing

**Homeowner Forum**

- No homeowners present.

The meeting adjourned at 8:12

President

Heidi Berkley

Secretary

[Signature]

# MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

October 20, 2011

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:00 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. Blaire McCloud, Contracts Director, was absent.

## Homeowner Forum

- Dennis Peltz – Asked about violation fine for inoperable car stored on the street. He is trying to sell it and had it on the street temporarily for a potential buyer to look at it, and he got behind on cleaning it due to strenuous schedule and time away from home recently. He asked to waive the fine and to be allowed to leave it in the driveway, kept clean until Thanksgiving at the latest. Board agreed but he needs to pay the \$15 certified letter fee.

## Approval of meeting minutes – Tom

- August minutes – Damian motioned to approve and Heidi seconded. Motion carried.
- September minutes – Damian motioned to approve and Bob seconded. Motion carried.

## Property Management report – Laurie

- Garage sale this Sat. Damian will put out signs and Heidi will pick them up.
- Entrance Signs: More votes and comments on website. The arch design is still the overwhelming favorite. Cantera Stone capstone along arch is very expensive and the contractor suggested a stucco bumpout as a cheaper option. Extra cost for arch Cantera Stone border is \$2.5k for all 4. Rest of wall rebuild plan is \$18k and signs are \$10k, and \$500 to restucco over the old sign on the alley. Total Cost = \$31k with stone arch cap. Bob motioned to approve the project with existing design with stone border on the arch, and Tom seconded. Motion carried.

## Budget Plan for 2012 – Damian

- Budget created for 2012 by Board line-by-line.
- Bob motioned to approve the budget and Tom seconded. The motion carried.

The meeting adjourned at 8:25

President

Heidi Birkholz

Secretary

Tom Sounart

# **MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS**

November 17, 2011

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:00 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 – Tom**

- Bob motioned and Damian seconded the motion to approve the October meeting minutes. Motion carried.

## **Property Management Report – Laurie**

- Water has been cut back since rye grass has germinated and some rain, which will help with water bill. Weeds minimal.
- The wall on the south corner of McClintock and Post is in process of being rebuilt. Insurance paid the association, and we will in turn pay Castle Rock Masonry upon completion.
- October 22 garage sale completed. No issues reported.
- South Pool Women's restroom lock is jammed. Expensive lock to replace. Board decided to convert women's restroom to storage room with regular cheap lock, and Men's restroom to be converted to unisex bathroom with lock like on North pool restroom. Sign to be changed on Men's room, and sign to be removed from women's room and toilet and sink removed and plumbing capped.
- DTR will get a drawing of the clubhouse door with the side panel.
- Annual meeting notices with ballot mailed for 12/6 meeting. There were no nominees listed on the ballot (no volunteers) for the open board position.
- Entrance wall/signs are in construction. Masonry work 75% complete. Signs are being fabricated by Summit West Signs. Production at least 3 weeks out, but hoping for completion by Christmas. Owner of tree by north entrance sign on Orchid refuses to allow stump/tree removal. This tree that caused the wall damage was cut down but is growing back. The excavators for the wall construction were asked to remove as much of the roots as they could.
- Someone was hurt falling on the small steps in the clubhouse. The board decided to table any response until hearing the insurance company's recommendation.

Open Meeting, November 17, 2011

**Treasury Report – Damian**

- Some money paid out to entrance wall/sign construction. Propane costs up due to getting colder. No major change in reserves.

**Contracts Report – Bob**

- Nothing new to report.

**ACC Report - Sara**

- Another mailbox replacement approved.

**Homeowner Forum**

- No homeowners present.

The meeting adjourned at 7:41

President *Heidi Burewicz* Secretary *T. [Signature]*