

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

January 17, 2013

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:06 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 Fred Strock. Laurie Roberts of L&B Association Consultants, LLC and Sara Birkholz of the Architectural Control Committee (ACC) were also in attendance.

Approval of meeting minutes:

- November 2012 Board meeting minutes were presented. A motion was made by Bob Ruth to approve the minutes, seconded by Fred Strock, approved by the Board and signed by Heidi Birkholtz
- December 2012 Board meeting minutes were presented. A motion was made by Bob Ruth to approve the minutes, seconded by Fred Strock, approved by the Board and signed by Heidi Birkholtz

Property management report - Laurie Roberts

1. The GCHOA's transition of bank accounts from BBVA Compass to Community Association Bank is going well. Many homeowners have availed themselves to the convenience of paying their association dues via the GCHOA been re-worded website...<http://www.coronahoa.org/>

2. Park sign posts have been repainted. New signs approved for \$195.00

3. Taxes/Permits: 2012 Taxes are being compiled for the accountant. 1099's for 2012 have been mailed to vendors. Annual permits for the North pool/spa has been renewed A cash review must be completed by June 30, 2013 as required.

4. Landscaping:

- Many new plantings installed in March, 2012 have been severely damaged by the recent cold below freezing weather. The plants have a 1 year guarantee. The association has the option to upgrade the replacement container size from 1 gal. to 5 gal. with the additional cost incurred by the GCHOA.

A motion was made by Bob Ruth to approve the additional cost, seconded by Fred Strock and approved by the Board.

- New trees have a 1 year warranty. Damaged trees will be replaced at no cost to the GCHOA.
- The landscaper treated the grass areas on top of hills (park areas) for weed abatement at no cost to GCHOA.
- The landscaper recommends treating of Olive trees around sidewalk areas with pre-emergence fruit prevention spray in the Feb/Mar timeframe, weather permitting. This is an annual expense. He also recommends treating all grass areas with pre-emergence weed abatement spray. Cost is \$1500.00

A motion was made by Bob Ruth to approve both, seconded by Fred Strock and approved by the Board.

- The landscaper informed Laurie that he had been approached about the lack of over-seeding/winter grass. A discussion ensued wherein it was amplified that homeowners can access information and rationale from the GCHOA website. The landscaper has requested to attend a Board meeting. A recommended was made for the Landscaper to attend the February Board meeting to discuss water savings and to prepare for over-seeding next fall if approved.

- Eastern Walkway: The GCHOA has received a final bid to re-landscape for \$2585.00. A discussion regards the replacement landscaping type ensued. The discussion centered on whether to "xeriscape" or replace with grass. Three options were discussed: xeriscape, grass, or combination thereof. Decision was made to canvass homeowners adjacent to walkway for their input before approval of the project.
5. Pools/Spas:
- South Pool/Spa: The heater controller has been reporting error signals. A new igniter has been installed. But, the controller has had to be reset several times in the last two weeks. The propane supplier, AmeriGas, has been called to inspect and validate the integrity of the propane supply system.
 - North Pool/Spa: The heater developed a small leak that was repaired. A cracked spa drain cover that was identified in a recent inspection has been replaced. Additionally, the PVC pipe that is part of the water feature was vandalized. Decision was made to remove the PVC piping, cap, and leave as is. The GCHOA, in the past, has received letters from the Environmental Services Department of Maricopa County identifying the dark color of the North pool as a potential safety hazard. To date, no enforcement action has been directed by Maricopa County.
 - The service life of the pool heaters at both the North and South locations was discussed. The heaters were installed in 2006. The cost for the installation of new heaters would be substantial. A recommendation was made to maintain the current heaters until a failure occurs that would render repair over replacement to be cost prohibitive.
 - Laurie reminded Board members that any envisioned major pool/spa repairs must be approved by the Environmental Services Department of Maricopa County and be properly permitted.
6. The tennis courts are in need of surface repair and/or replacement. Preliminary estimates from Sunland Asphalt for court overlay with conventional material would be \$50k per court...\$100k total. However, there is a newer product produced from a "Kevlar" like material that would bring the cost down to approximately \$23k per court...\$66k total. A discussion ensued and a decision was made to wait to receive additional information for the newer product, about its durability and warranty.
7. The GCHOA has received a bid from Advanced Painting for \$8814.56 to paint portions of the exterior wall of the neighborhood. Specific portions are further defined as: (1) the wall adjacent to McClintock Road extending from the northern boundary of the neighborhood to the SRP substation and, (2) the wall adjacent to Ray Road. A discussion ensued and a refinement to "feather in" the paint scheme with adjacent homeowners' walls was recommended. Permission from the affected homeowners will be sought. Additionally, the color is to be the same as the new sign walls.

A motion was made by Bob Ruth to approve, seconded by Fred Strock and approved by the Board.

Treasurers Report - Heidi Birkholz

- Discussed and approved

Contract Review - Heidi Birkholz

- Nothing to report

Architectural Control Report - Sara Birkholz (ACC)

- Recent re-roofing by homeowner on Orchid was completed as approved by the ACC. However, a nearby neighbor has commenced a re-roof before gaining approval from the ACC. A discussion ensued. Since the color looks right, the Board decided not to intervene.

- A recommendation to look into investigating alternatives to the current roofing standards was discussed. The homes in the neighborhood are at the 27+ year mark and many will soon need major roof replacement/repair. The recommendation was for homeowners to have roofing material choices from multiple vendors. Newer products are available on the market and of similar color such as the newer ceramics that may complement architectural standards of the neighborhood. Sara Birkholz stated that Eagle Roofing offers a similar color concrete tile that the ACC has approved.

New Business:

- A link for roof rat information will be posted on the GCHOA website
- Conversion of the pools to saltwater was briefly discussed and tabled for a future meeting.

Homeowner Forum:

- No homeowners were in attendance.

The meeting adjourned at 7:58 PM

President

Heidi Birkholz

Secretary
