

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

May 18, 2013

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:01 PM at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, AZ 85226. Meeting called to order by Heidi Birkholz. Officers in attendance were Heidi Birkholz, Bob Ruth, and Susan Nicholls. Laurie Roberts was also present.

Approval of meeting minutes:

April Board minutes approved and signed.

Property Management report-Laurie Roberts

- Laurie reports that the side plants will be replaced at the South Gardens entrance.
- The Landscaper has replaced the rocks in the north Orchid/Jasper walkway areas, which were previously covered with grass and installed a few new plants. Bob Ruth suggests the addition of more rock to fill in the older rocked areas for consistency with the new rock and the addition of a few more plants for balance. The areas with the new rock should be treated for weeds and grass as well. Bob's recommendation is approved. New plants may include, Mexican Bird of Paradise, Yellow Bells, or Bells of Fire.
- Phoenix Tree has trimmed trees, and reports that the newer trees in the park areas are doing well. Elms next to the tennis court are declining and will eventually need to be removed.
- Backflows were inspected and repaired in the amount of \$483.00.
- We are currently under budget for water costs. However, the Landscaper is preparing to add an extra day of watering as the temperature rises.
- Laurie reports that the heater for the south pool needs to be replaced and the heater at the north pool will be replaced as well. Replacement cost for the heaters was \$2200.00
- North pool fountain needs bougainvillea's replaced, cost will be \$100.00.
- Lighting at the tennis courts and pool were inspected and replaced where needed and the timer on the tennis court was repaired, total cost \$680.00.

Treasurer's report-Damian Nichols(absent)

Currently \$15000.00 under budget for water costs, per Laurie.

Contracts Report-Susan Nicholls

Touched base with both the Landscaper and Pool Service Vendors, and all is good.

Architectural Control Committee Report:

Bob Ruth ACC member reports homeowners requesting pavers, security door and artificial turf. All request approved by committee. Request from homeowner for addition of an Arizona Room has been rejected. Homeowner request for new mailbox has been rejected; more information needed pertaining to the design.

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May 18, 2013

The regular monthly closed meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 8:17 PM at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, AZ 85226. Meeting called to order by Heidi Birkholz. Officers in attendance were Heidi Birkholz, Bob Ruth and Susan Nicholls. Laurie Roberts also present.

## **Violations:**

Most letters are for trash cans, paint and weeds.

## **Collections/delinquencies:**

1. GC0049: April payment received in the amount of \$155.00
2. GC0251: \$425 owed, send legal demand letter
3. GC0123: Pre-Lien Letter
4. GC1049: \$540 owed, send legal demand letter
5. GC1051: No April or May payment by June 1<sup>st</sup>, continue with Judgment Process
6. GC1076: Pre-Lien Letter
7. GC1035: Conversation with homeowner working on bringing account current

Meeting adjourned at 8.29 P.M.

President

Heidi Birkholz

Secretary

Susan Nicholls