

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

April 17, 2014

The regular monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:00 PM at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, Arizona 85226. Meeting called to order by President Heidi Birkholz. Directors in attendance were President Heidi Birkholz, Treasurer Ray Hudock, Secretary Gary Guisto and Director-Contracts Susan Nicholls (arrived at 7:05 PM). Vice President Damian Nichols was absent. Laurie Roberts, L&B Association, and Sarah Birkholz were also present.

## Approval of meeting minutes:

March Board minutes were presented. Heidi made a motion to approve the minutes and Gary seconded the motion. The minutes were approved unanimously.

## Property Management Report - Laurie Roberts

### Landscaping:

- The grass areas still look good. The application of pre-/post emergent was applied in the retention basins. There are browned out spots in the park areas where there was a heavy concentration of weeds. The spots will green up with the summer grass.
- The south pool backflow did not pass the inspection and needed to be replaced. The Cost of \$1,279.00 was approved by email.
- The City of Chandler is installing new curb/sidewalk at the Post Road entrance. The landscaper checked for irrigation damage and reported that there was no damage.
- The back flow cages are complete but were not approved. The cases did not have a hand access only for the lock. Corrections are being made and will be installed.
- There is a palm tree at the Ray Road entrance that is not doing well. The landscaper will use soil amendments and will install a new palm at no cost. The other palm trees are doing well.
- A bee hive was located at the clubhouse and removed.

### Pools:

- The north pool spa jet blower motor went out and was replaced at a cost of \$450.00. The new one has the best energy efficiency rating for this type of motor.
- The north pool main filter had the sand changed out for a cost of \$250.00.
- The north pool toilet need the float valve changed out because the water was constantly running.
- The north pool spa dam wall had missing tiles replaced—8 large tiles, 48 small tiles. The match is not perfect but it is good.

### Improvement Projects:

- Royal Covers will begin tear down and rebuild of the ramada beginning on April 21<sup>st</sup>. The project is expected to be completed within 5 days. The Board had previously chosen dark brown for the ramada cover with detailed rafter design.
- Accent painting will begin repainting the project at the north pool and clubhouse on April 28<sup>th</sup> and the project is expected to be complete within 3-4 days. The Board needs to select exterior color for the clubhouse walls and trim. Laurie presented colors and Heidi made a motion to approve pearl white and mesa tan for the exterior colors and Gary seconded the motion. The motion was approved unanimously. Gary made a motion to paint the accent on pillars parapet and brick in wall, Heidi seconded the motion. The motion was approved unanimously. Ray moved to pay for the painting from Cash on Hand rather than the Reserve Balance from which the painting was originally budgeted from and the motion was seconded by Susan. The motion was approved unanimously.

Miscellaneous:

- Several homes have been painted repainted. Laurie questioned one color and the homeowner verified that the correct color "cameo" was used.

Treasurer's Report – Treasurer Ray Hudock

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|-------------------|--------------|
| • Cash Balance    | \$61,571.97  |
| • Reserve Balance | \$46,837.07  |
| • Pre-paid totals | \$39,707.68  |
| • Total Assets    | \$108,409.04 |

Contracts Report – Susan Nicholls

Susan reported that there are no renewals due for several months.

Architectural Control Committee Report—Sara~~X~~ Birkholz

Sara~~X~~ reported that a proposed additional was approved for a house on Post Road with changes to the windows.

New Business:

None.

There being nothing further to discuss and the meeting adjourned at 7:45 PM.

Approved

President Heidi Burkauz Date 5/15/14

Secretary Ray R. Quetta Date 05-15-2014