

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

June 19, 2014

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, AZ 85226. Meeting called to order by Heidi Birkholz. Officers in attendance were Heidi Birkholz, Ray Hudock and Susan Nicholls. Sara Birkholz and Laurie Roberts of L & B Association, were also present.

Approval of Meeting Minutes:

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

Property Management Report-Laurie Roberts:

Landscaping:

- Grass areas still looking good, some brown areas due to post emergent, we may need to increase watering during the summer months.
- McClintock Road cage should be installed by the end of the month.
- The palm tree located at the Ray Road entrance is still not looking good and may need to be replaced by a different type of tree, (this is the fourth palm planted).

Pools:

- East end of the new Ramada is damaged as well as a wrought iron panel on the pools north side. Cactus welding repaired the iron panel, the cost was \$280.00. Ramada repairs (2 issues), if done performed at the same time will cost \$967.00. If done separately, the cost will be an additional \$300.00. Approved to repair.
- In early June, a minor was charged with trespassing the north pool area. This trespass Notice will be valid for one year. The Chandler P. D. has the gate entrance code (again) on file and report they will make frequent checks on the pool areas and restrooms.
- There is an electrical problem with the north pool lights that is beyond the pool company’s skill level. RayTec Electric has been called to correct the problem.

Clubhouse:

- New Blinds have been installed, expired light bulbs have been replaced and one damaged electrical socket has been repaired.
- The balance of the painting project was paid for from cash as agreed.

Misc.:

- A homeowner using the clubhouse on 6/16/14 had a guest fall and break her hip. The homeowner has requested a repair be made to eliminate this happening in the future. Posted temporary signage indicating steps be posted on wall near steps.

Treasurer’s Report- Ray Hudock:

- Cash Balance \$65,987.94
- Reserve Balance \$39,678.47
- Pre-paid Totals \$37,706.68
- Total Assets \$105,666.21

Contracts Report-Susan Nicholls:

- Contract Renewals are due and Vendors will be contacted for a Request for Contract. Contracts due by August meeting.

Architectural Control Committee Report- Roy Hudock & Sara Birkholz:

- Request from Butte/Post house Outdoor Fireplace previously built denied due to lack of details.
- Corona/Kent house has a string of lights installed from home to trees in back. AC Chairman will observe light usage. Does not feel this is an issue at this time.

New Business:

- Idea of installation of Cameras tabled, until all members are present
- Discussion pertaining to the possible installation of a sign or additional steps in the Clubhouse, tabled until next meeting when all members are present.
- Suggestions for a much needed revision to the current Clubhouse Rental Agreement will be reviewed by the attorney.
- Discussion pertaining to the potential of charging a rental fee for use of the Clubhouse, tabled until the next meeting

The meeting adjourned at 8:23 PM

President Heidi Birkholz Secretary Roy R. Hudock
8/21/14