

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

April 16, 2015

The annual 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 President Heidi Birkholz. Officers in attendance were Heidi Birkholz, Damian Nichols, and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: February meeting minutes will be tabled until further notice.

## Property Management Report – Laurie Roberts

### Landscaping/Grounds:

- Grass is looking good. Water cost will increase with the warmer weather.
- Olive trees were sprayed, cost was \$210.00.
- Drywell work on Drywells #1 and #2 was completed, cost was \$2,910.44. An inspection of the other drywells #3, #4 and #5 indicates minor repairs are needed, cost would be \$1,418.00
- Annual tree trimming was completed. Most was the olive trees around the north pool, but all other trees were addressed that needed trimming.
- All grounds were treated for weeds. A homeowner called to complain that some spray was on the sidewalk near the school. Blue marker dye was used. The concern was about the toxins that children were walking through. The chemicals used are safe when dry and in fact meet the minimum specs of the products used by most schools. The Landscaper was asked to be sure to not spray any concrete areas for weeds in the future.

### Pools:

- Previously approved pool equipment repairs/replacements were complete. The south pool motor, which recently had problems, continued to have problems and was repaired, the cost was approximately \$1,000.00.
- Depth markers were installed. There were no delays or problems during the installation.
- The north pool wire mesh on the gate was separating, which was a safety hazard and was repaired. Additionally, a missing spike on the pool fencing was replaced, the cost was \$232.00.
- A light on the south side of the clubhouse was vandalized. The light was replaced by Raytec, and the cost was \$253.00

### Misc.:

- The tennis court was sealed as agreed by the board members, the cost was \$1,210.00
- Dunn Edwards has the new color list on line and it has been added to the HOA website.
- The annual taxes were filed. Federal \$0 and State \$50.00.
- Legal records were collected from Burt Cohen and delivered to Mulcahy Law Firm.
- The annual Corporation report was filed.
- The lock on the tennis court gate is not functioning and needs to be addressed.

Treasurer's Report – Treasurer Ray Hudock (absent)

- Cash Balance \$84,935.36
- Reserve Balance \$57,439.97
- Total Assets \$142,375.33
- Pre-Paid Totals \$ 37,999.18

Contract Report - Contract Manager Susan Nicholls

- Touched base with the vendors, all contracts are in order.

Architectural Control Committee Report – Ray Hudock (absent)

- Homeowner at 4134 W. Park request for installation of new rock (homeowner present, see below).

New Business – Sign fading at the “Garden” (west side) entrance. Laurie will look into the warranty. Discussed idea of new locks. Laurie will look into pricing and replacement.

Homeowner Open Forum:

Homeowner Brett Fine – Request to install new rock (replacement of old) between palm trees in the front yard. No approval is needed.

There being nothing further to discuss, the meeting adjourned at 7:37 PM.

President: Yolanda Buisson Date: 6/18/15

Secretary: Susan Nicholls Date: 6.18.15