

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

February 19, 2015

The Bi-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 President Heidi Birkholz. Officers in attendance were Heidi Birkholz, Ray Hudock, Damian Nichols, Gary Gusto and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: November 20, 2014 meeting minutes approved.

Property Management Report – Laurie Roberts

- Winter grass looks good and still saving on water due to rains.
- Olive trees will be sprayed in March. (only the ones that drop olives onto sidewalks)
- Landscaper looking at plants that may have been lost due to freeze over winter and will replace as necessary.
- Spa light fixture at north pool needs replaced. Cost -\$300 and will be worked on by Sundance. Depth markers will be installed during the week of February 23rd as approved. Pool will be closed during that time as the pool will be drained. Approved to repair spa light at same time.
- South pool:
 - a. The pool motor has had a few pin hole leaks that were sealed. There is still one very small leak that would require the pump to be turned off for a few days and the concern is that if it were allowed to "dry up", when turned back on the motor would start to "squeal". Pool company recommending that the small leak be left for now as it is not a major concern. If it becomes larger then it recommended the motor be replaced then.
 - b. Spa filter has a large leak at the Jandy Valve unit. Recommending a new lever valve be installed. Approved to make repair. Pool is closed until it can be replaced.
 - c. Spa heater repaired. Part under warranty but will have a labor charge.
- Second bid in from Sunland Asphalt for tennis courts. Bid is only a Band Aid to hold over tennis courts until can be done properly: \$22,296.36. Has no warranty but will be more visually pleasing than only sealing the cracks with ACE Asphalt bid -\$1300. Damian motioned to move forward with ACE Asphalt. Ray 2nd. Approved.
- New doggie waste station cans installed. Ordered more doggie bags.
- Dunn Edwards completed their "Mock Up" book.

Treasurer's Report – Treasurer Ray Hudock

- Cash Balance \$ 80,523.57
- Reserve Balance \$ 52,222.46
- Total Assets \$132,746.03
- Pre-Paid Totals \$ 42,690.00

Contract Report - Contract Manager Susan Nicholls

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

Architectural Control Committee Report – Ray Hudock

- No submittals.

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December 2, 2014

The Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order immediately following the 2014 Annual Meeting 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, Ray Hudock, Damian Nichols, Gary Gusto and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Appointment of 2015 Officers.

- Damian made motion made for all elected officers to remain in their same position as currently held. Susan 2nd. Motion approved.

There being nothing further to discuss, the meeting adjourned at 8:55 PM.

President: Heidi Birkholz Date: 10-15-15

Secretary: Susan N. Nicholls Date: 10-15-15