

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

June 16, 2016

The bi-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, AZ 85226. Meeting called to order by President Heidi Birkholz. Officers in attendance were Heidi Birkholz, Ray Hudock, Damian Nichols, Keith Brandt and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: April meeting minutes were approved.

Property Management Report – Laurie Roberts

Landscaping/Grounds:

- Landscaper to increase water due to dry areas in the south park and the increased heat.
- A Specialist has been called to examine the turf as it is suspected that there may be some kind of insects in the grass areas, which need to be treated. Additionally, the grass areas will be fertilized within the next few weeks.
- One tree was vandalized in the south park and the short common wall had several of the blocks knocked off. A handyman has repaired and replaced the blocks and the Landscaper replaced the tree under warranty.
- The annual backflow testing is complete with four passing and one failing. Repairs have been made.
- Three bee hives have been treated. Located in the south basin, north pool olive tree and valve box in the north park.
- Met with Summit Signs and their only suggestion is to place the signs on a regular polishing schedule. Signs have been cleaned, granite cleaner applied and sealed. This improved the look of the signs and will be monitored to see how long it lasts.

Pools:

- Propane fell off the protective pricing again this year. AmeriGas will apply a credit dating back to April.
- The north pool spa chlorinator lines have been replaced. The chlorinator works, but should be considered for replacement if more repairs are needed. The condition of the chlorinator is old and brittle. The backwash valve was replaced at the north pool.
- A homeowner has requested that handrail covers be installed at the north pool. Reports that the handrails get so hot that they are nearly impossible to use to enter the pool. Cost of these covers to be obtained.
- New chairs have been purchased for both pools.

Misc.:

- Clubhouse rental payment options (PayPal) or others to be researched and discussed further.
- Next meeting is August 18, 2016

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June 6, 2016

Treasurer's Report – Treasurer Ray Hudock

- Cash Balance \$89,062.99
- Reserve Balance \$89,972.81
- Total Assets \$179,035.80
- Pre-Paid \$34,693.18

Contract Report - Contract Manager -Keith Brandt

- All contracts are in order. No issues noted. Contracts to be renewed soon.

Architectural Control Committee Report – Ray Hudock

- Ray presented to the Board for review, new mailbox standards and the verbiage was modified. Damian motioned to approve the new standards, second by Keith, motion approved by all Board Members.
- Architectural Committee to meet and compile an approved roof palette, including shingle, shake and tile.

New Business: Ray recommended future discussions pertaining to the Tennis court. Repair, Replacement, Sport court? Laurie to obtain a full report on the courts soil condition. This will be performed by an Engineering Firm.

Homeowner Open Forum:

None in attendance

There being nothing further to discuss, the meeting adjourned at 8:03 PM.

President: Heidi Burezy Date: 8-18-16

Secretary: Keith Brandt Date: 8/18/16