

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

August 18, 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: June 16, 2016 meeting minutes were approved.

Homeowner Forum: None present.

## **Treasure’s Report:**

As of 7/31/2016

- Cash Balance \$91,359.99
- Reserve Balance \$95,203.50
- Total Assets \$186,563.49
- Pre-Paid \$30,802.18

## **Property Management Report – Laurie Roberts**

### **Tennis Court**

- Vann Engineering Inc. was the only company who returned a bid. Bid \$850 to evaluate base structure for possible future resurfacing. Board agreed to proceed with Vann Engineering. Signed contract mailed. No schedule has been set as of this date.

SignUpGenius for clubhouse payments/scheduling costs are as follows

- Total of 5% plus \$0.50 is charged between SignUp Genius and PayPal. Larry currently is paid \$20 for each function. Clubhouse deposit is \$150. Need PayPal Account for purchase payment. SignUpGenius fees are charged to a credit card only. Refunds can be made from PayPal. Processing fee \$0.30 for each transaction less prorated earlier transaction fees charged. Board agreed to table until October meeting. Discuss placing in Annual Meeting notice and link on website.

### **Clubhouse:**

- Bids were obtained to clean clubhouse on a monthly basis. Wave House Cleaning-\$109 initial, thereafter each 30 days \$69. Extra for windows @ \$14.95, blinds at \$8.00 each. Maidpro Cleaning-\$121 Initial, thereafter each 30 days \$102.50. Independent Cleaner – \$80per month without windows. \$120 with window inside/out. Table and discuss as a 2017 budget item.

### **Landscape/Grounds:**

- Lost large elm tree on west side of tennis court. This was one of the several trees that are not healthy but arborist has stated to leave them until they do die, which could be years. Rains helped grass and reduced water need but it has been a long hot summer mostly without rain. Water savings will not be a great as in past years.

### **Pools:**

- Hand rail covers cost approximately \$706.00. \$ at north poos and 3 at south pool Each and have Velcro fasteners. Zip ties are added for extra security. No real way to vandal proof. Cause of blower motor failure investigated further. There are 8 orifices and was no unusual back pressure which would cause the spa blower motor to work harder. Existing blower has a “Check Valve on it to insure that no water backs up into the motor itself. Installing a larger motor would create undue back pressure being

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oversized for the existing orifices. Barring an obvious weak flow of air upon installation of a new motor they can see no reason why it failed. Approved new blower motor. Tabled hand rails until April 2017 meeting.

Misc.:

- Next meeting October 20, 2016 the annual budget meeting.

Contract Report - Contract Manager -Keith Brandt

- Landscape, Pool and Management were given preliminary approval. Insurance certificates to be mailed to Keith for final review and approval.

Architectural Control Committee Report – Ray Hudock

- Committee working on a replacement roof tile selections.

There being nothing further to discuss, the meeting adjourned at 8:01 PM.

President: Luigi Burbis Date: 10-20-16

V. President  
Secretary: [Signature] Date: 10-20-16