

# **MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION ANNUAL MEETING**

December 7, 2010

The regular annual meeting of the Greater Corona Homeowners Association ("GCHOA") was called to order at 7:10 p.m. at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, Arizona 85226 by Bob Ruth. Directors in attendance were Bob Ruth, Interim President; Heidi Birkholz, Contracts Director; Tom Sounart, Secretary; Damian Nichols, Treasurer. Laurie Roberts was also present. There were approximately 20 homeowners present.

Approval of meeting minutes - Tom  
2009 Annual Meeting minutes approved.

The Board members were introduced:

Bob Ruth	Vice President and acting President since Bob Huffman resigned after selling his home in November
Heidi Birkholz	Contracts Director
Damian Nichols	Treasurer
Tom Sounart	Secretary

Bob Huffman, former GCHOA President and board member for > 20 years was thanked and presented a gift from the board for his many years of service to the community. (The gift was purchased by the board personally, not paid from HOA funds.)

## 2010 Financial Report -Damian

- Total Income \$173,400.03
- Total Expenses \$174,336.09 (including money to reserves)
- Transferred to Reserve \$9500
  
- Reserve
  - Beginning of year: \$42,738.65
  - End of year: \$49,852.72

Homeowner asked if board had done a reserve study. Bob responded that we have not but that the general guideline is 3 months of operating expenses. There was some discussion about our historical experience with many issues and capital expenditure needs that helps the board understand the reserve need.

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### Contracts Review - Heidi

- Contracts with Aztec for landscaping, L&B for Property Management, and Sundance for Pool management were renewed for no increase in price.

### Architectural Control Committee Report - Sara

- Sara provided a reminder about satellite dishes and other changes to the exterior of the house needing approval.

### Year in Review and Future Challenges – Bob

- 2010 Accomplishments
  - Rebuilt south pool ramada and pump house shades
  - Replaced light pole at south pool
  - Repaired 6 separate leaks in PVC pipes under the pool and pool deck at north pool.
  - Trimming of large trees in park areas, especially the olive trees, not just for esthetics but to prevent tree damage from strong winds
  - Money added to reserve
- 2011 Challenges
  - Orchid entrance signs and splitting wall needs renovation, and \$12k budgeted for 2011. Other entrance signs also need renovation and will be done as reserve allows.
  - Tree trimming budget increased to allow trimming more trees.
  - Evaluate common area repairs/upgrades
  - Manage water with 5% increase expected in 2011. City of Chandler is increasing water cost each year.
  - Continue to add to reserve account
  - Reserve account recent history:
    - 2007 80,936.28
    - 2008 47,121.66
    - 2009 42,738.65
    - 2010 49,852.72

Homeowner expressed concern about entrance signs/walls, and stated that the City of Chandler can split the cost of repairing the walls per her contact with Stephanie Garcia, who encouraged her to do this. The homeowner stated that they the city had done this for our street signs. Bob said this was an application for “grant money” and it is difficult to get, but we are open to someone volunteering to get a committee to work on this. More info is needed on the process and timeline.

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Another homeowner asked about why budget increased so much for 2011, but from discussion this was a misunderstanding.

### Homeowner Forum

- A homeowner thanked the board for good job of keeping costs down, and mentioned comparison HOAs that have much higher dues and no pools. Another homeowner seconded this. Bob commended the homeowners contribution to this and keeping the neighborhood nice.
- A homeowner commented on poor condition of clubhouse pool table surface and suggested a cover. There was some discussion on usage of pool table and about how a cover would help people who use it for a buffet and also protect the table surface. Board will consider.
- A homeowner said the vacuum does not work in the clubhouse and requested a new vacuum cleaner since those using the clubhouse are responsible for cleaning it. Board will consider.
- A homeowner asked about the lien process and how we get collections, and the process was discussed briefly.
- A homeowner requested that the policy for sending fines be modified to send the fine letter by regular mail first, allowing opportunity to pay first before dealing with certified mail. Bob explained that 2 warning notices are sent first by regular mail before the fine by certified mail and that this process was recommended by our lawyer. After a lengthy discussion, all other feedback was not supportive of changing the policy.
- This homeowner also proposed a policy change that no fines be sent for cargo trailers or other violations for such vehicles for whom the owner is not known. The board explained that it cannot ignore such violations and takes due diligence in making sure it only fines the responsible party. 2 warnings are sent first, providing the opportunity for appeal and clarification of responsible party. The board had already discussed and decided on the specific case of this homeowner, and other feedback was not supportive of the proposal, so discussion was stopped.
- A homeowner complained about problems with rental properties near him, including noise from dogs and loud children. Bob explained that he needed to contact the board or Laurie about the specifics of the issues. He also suggested that we should have nighttime security.

### Election of 2011 Board Members

- Elections were held for 2 open seats on the Board for 2011. 2 candidates were on the ballot:
  - Bob Ruth (current acting President)
  - Blair McCleod
- Bob asked for other candidates interested in running, but no takers.
- Bob and Blair each spoke briefly about their history and interest in being on the board.

- A homeowner moved to elect Bob and Blair to the board and Bob seconded the motion, which carried.

The meeting adjourned at 8:16

President \_\_\_\_\_ Secretary \_\_\_\_\_