

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION ANNUAL MEETING

December 6, 2011

The regular annual meeting of the Greater Corona Homeowners Association (“GCHOA”) was called to order at 7:05 p.m. at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, Arizona 85226 by Heidi Birkholz. Directors in attendance were Heidi Birkholz, President; Bob Ruth, Vice President; Tom Sounart, Secretary; and Damian Nichols, Treasurer. Laurie Roberts was also present. There were approximately 20 homeowners present. Blair McLeod, Contracts Director, was absent.

Approval of 2010 Annual Meeting Minutes - Tom

Homeowner, Jill Lewis, disagreed with some statements in the minutes in the Homeowner Forum discussion regarding the policy for fines. She asked that they be corrected and/or replaced with a written statement she submitted. The board disagreed. Another homeowner expressed that the minutes were correct. A homeowner motioned to approve the minutes, which was seconded by another homeowner. The motion carried with all ayes except one dissent from Jill Lewis.

Introductions - Heidi

Heidi introduced the 2011 Greater Corona Board of Directors and Property Manager:

Heidi Birkholz	President
Bob Ruth	Vice President
Damian Nichols	Treasurer
Tom Sounart	Secretary
Blair McLeod	Contracts Director – who was absent
Laurie Roberts	Property Manager, L&B Association Consultants, LLC

Financial Report –Damian

2011 Summary

- Total Income \$202,875
- Total Expenses \$218,380
- Transferred to Reserve (\$14,000)

- Reserve
 - Beginning of year: \$49,882
 - End of year: \$36,053

Homeowner asked about reserves being reduced. Board explained that this was needed for the entrance signs, which were only budgeted for the Orchid entry, and reserves were used to also complete the Corona Gardens entry.

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Homeowner asked about high propane cost and several ideas were proposed and discussed to reduce cost, such as not heating them, or heating them only part of the year, or heating only one of them. Bob responded that we had discussed closing one of them in a prior board meeting, but the board decided not to because it is an expected amenity and would be disagreement over which one closed. A homeowner asked if we could send a survey on it. The board agreed.

2012 Budget

- Total Income \$201,096
- Total Expenses \$182,969
- Transfer to Reserve \$18,000

Contracts Review – Bob Ruth for Blair McCleod

- Contracts with Aztec for landscaping, L&B for Property Management, and Sundance for Pool management were renewed for no increase in price.
- Insurance cost increased with increased coverage
- Homeowner asked if the broken wall from car crash was paid for by the driver's insurance. Laurie answered that it was and cost us nothing for the repair.

Current Business – Heidi

- 2011 Accomplishments
 - Website complete and moving forward with email notices, etc. All homeowners can log onto site and print CC&R's, forms, etc. No more printed newsletters.
 - Insurance costs increased +\$700
 - Liens for non-payment have increased due to economy. Seven homes either reverted to beneficiaries or sold at the trustee sale.
 - Continuing to oversee with winter grass. Cost of water has increased approximately 5% over last year.
 - Vandalism has not been as high as in past years.
 - New park signs (metal)
 - No major repairs to pools/spa. However, cost of propane has increased 15%. 2010 cost was \$13092 and 2011 expected to be over \$15000.
 - New signs at Orchid and Juniper entrances. Wall/block work cost \$18,400. Actual signage in process and expected to be installed within a few weeks. Cost ~\$10,000. Total entrance sign update cost est. \$28,000.
- 2012 Plans
 - Complete signage landscaping

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- Build reserve account back up
- Reserve account recent history:
 - 2007 80,936
 - 2008 47,121
 - 2009 42,738
 - 2010 49,852
 - 2011 36,053
- Homeowner asked about Minutes not on website. Not done yet. Damian will add them.
- Questions about entry signs/walls: Homeowner asked about the large size of sign walls, and suggested that smaller would have been better. Another homeowner asked who was doing the signs, and Laurie answered "Summit West". A homeowner asked what material they would be made of. Laurie explained they are engineered stone, similar to granite, but man-made and more cleanable. A homeowner asked if they would be lighted. Bob answered that they would not for now because we need to rebuild reserves, and that it would need to be solar because the power cables are broken would need to bore under the street to recover them.

Homeowner Forum

- Jill Lewis presented a written document with 2 questions about HOA policies regarding fine letters being sent by certified mail and regarding vehicles parked on neighborhood streets. The document expresses her opinions on this. She claimed that an Arizona Republic article referenced 6 bills signed into law by Gov. Brewer that contradict our HOA CC&R's on the subject of vehicles parked on the street. She asked that we review the laws, to which the board agreed.
- Homeowner at 1353 N Lakeshore said that sprinklers from walkway grass are hitting his wall and deteriorating his wall. Another homeowner said that the sprinklers had been adjusted and are no longer hitting the wall. The homeowner with the problem with the wall suggested taking out the grass and putting in gravel. The board will address the issue.
- Homeowner suggested eliminating grass on all walkways. He then commended the board on doing a good job of fiscal responsibility while maintaining a nice neighborhood.

Election of 2012 Board Members

- Since there was a seat opening with no one on the ballot, Heidi asked if anyone wanted to run for the open seat. Sara also asked for other volunteers to be on the ACC and she described the duties.
- Someone volunteered for the ACC position. After no one else volunteered for the board seat, but Damian Nichols (2011 board member) volunteered.

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- Elections were held for the open seat on the Board for 2012 with no one on the ballot. Damian Nichols won the election as a write-in candidate.

Action Items

1. Homeowner survey on spas – Laurie
2. Add minutes to website – Damian
3. Complete signage landscaping – Heidi (board agenda)
4. Review laws regarding HOA authority on vehicles parked on the street. – Laurie
5. Sprinklers deteriorating wall 1353 N Lakeshore - Laurie

The meeting adjourned at 7:51

President Heidi Bukholz Secretary _____