MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

September 19, 2013

The regular monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:15 PM at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, AZ 85226. Meeting called to order by Heidi Birkholz. Officers in attendance were Heidi Birkholz, Bob Ruth, Damian Nichols and Susan Nicholls. Laurie Roberts was also present.

Approval of meeting minutes:

September Board minutes approved and signed.

Laurie shared a sample flyer for future mailing. After recommended changes from board members, the flyer was approved.

Property Management Report-Laurie Roberts

Landscaping:

- The cost of watering continues to be under last year's cost. YTD water cost savings is $10,000+. However, the cost of reseeding has increased over 10%. This year the cost of over seeding will be $7,200.
- The landscaper has replaced the Lantanas at the Orchid entrance and has treated young plants for insects at no charge.

Pools:

- Both pool heaters are working properly and we still carry a credit on account with the propane vendor.
- The south pool lights were vandalized and the fixtures had to be replaced on three (3) stucco pillars at the coast of $520.
- Currently, some of the north pool lights are not working. One (1) photo sensor was replaced. However, this did not resolve the problem. This issue will be looked into further.
- The new chairs for the pools have arrived, four (4) for each site. They appear to be heavy-duty in quality.

Miscellaneous:

- A rock was thrown through one of the west windows in the clubhouse, and a police report was filed. The only damage noted, was to the window. The insurance deductible is $1,000. The total cost for the repair is $950 ($250 for boarding up the window and $700 for replacement of the glass). A claim will not be filed with the insurance company.
- The annual Garage Sale date is set for October 26th and the Community Shredding date is set for November 2nd. Information for these events will be mailed to all homeowners around October 9th. The shredding event will require a table and individual to man collection of the money for the cost of shredding, which has been set at $2 per box.
- The clubhouse air conditioning unit needed service again. The technician found a branch had fallen into the outside motor. The repair cost was $79.00.
- The insurance policy has been renewed for another year. This is the last of a three year fixed rate contract.
- The annual cleaning of the clubhouse was approved by all present members.
- Next month's meeting will discuss the budget.

Treasurer's Report-Damian Nichols

Prepaids: $28,817

Cash on hand and reserves at $79,413

Water Savings YTD: $10,000+

Contracts Report-Susan Nicholls

No News is Good News!

Architectural Control Committee Report-Bob Ruth

Three (3) applicant request

Homeowner on Orchid Lane installs gate, then seeks approval. Gate is approved, the gate color is not, the gate must be painted.

Homeowner on Victoria Lane request approval to install a security mailbox, request has been approved. Same homeowner request approval to install a new side gate. Gate as requested, does not meet approval and will need to be revised and resubmitted for future approval.

The meeting adjourned at 7:47 p.m.

President Heidi Birkhaly ~~Secretary~~ V.P. [signature]