

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

January 16, 2014

The regular 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, Arizona 85226. Meeting called to order by Vice President Damian Nichols. Directors in attendance were Vice President Damian Nichols, Secretary Gary Guisto and Treasurer Ray Hudock. Laurie Roberts, L&B Association, AC Committee Member Bob Ruth, Absent: Heidi Birkholz, President and Susan Nicholls, Director-Contracts .

Approval of meeting minutes:

October 17, 2014 Board minutes were presented and approval was moved to the next meeting.

Homeowner Forum:

- In open forum, Danielle and Doug, Mr. and Mrs. Tibedeau's daughter and son-in-law and appointed spokesperson attended meeting to appeal the ACC denial of the previously installed iron gate and railing on top of the pony wall in front of their home. The gate and additional railing was installed without approval from the HOA. Board moved to closed session to discuss appeal.

Open Meeting Closed, moved to Closed Session: 7:10 PM

Reopened Open Session: 8:16 PM

Property Management Report - Laurie Roberts

- In 2013, the water bill was approximately \$7,800 less due to no overseeding. The common areas have been sprayed for weeds.
- The South Pool was vandalized and the backflow valve and pipes were stolen. Ms. Roberts suggested installing a cage over the backflow to prevent further theft or damage. She will obtain a cost estimate and present at a future meeting.
- A timer was replaced near McClintock. Ms. Roberts suggested installing a cage over the backflow to prevent further theft or damage. She will obtain a cost estimate and present at a future meeting. The matter was tabled to a future meeting at which the full board is present.
- There was a dog attack from an unleashed dog.
- Ms. Roberts advised that there was a request for use of the tennis courts for pickle ball games.
- The projected improvements for 2014 include:
 - \$12,000.00 for the covered patio for the ramada.
 - \$10,000.00 for upgrades inside the clubhouse, including paint. It was agreed that this issue would be revisited with the full board.

Treasurer's Report - Damian Nichols

- Cash Balance \$38,701.87
- Reserve Balance \$42,578.70
- Pre-paid totals \$32,008.00
- The water bill was higher last month but the year it looks good.

Contracts Report – No report given.

Architectural Control Committee Report- No report given.

New Business: None

There being nothing further to discuss and the meeting adjourned at 8:44pm.

Approved:

President Heidi Burkley Date 2/20/14

Secretary Ray R. Ginter Date 02/20/2014