

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

February 20, 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 President Heidi Birkholz. Directors in attendance were President Heidi Birkholz, Vice President Damian Nichols, Secretary Gary Guisto, Treasurer Ray Hudock and Director-Contracts Susan Nicholls. Laurie Roberts, L&B Association, and Sarah Birkholz were also present.

## Approval of meeting minutes:

- October Board minutes were presented. Damian made a motion to approve the minutes and Heidi seconded the motion. The minutes were approved unanimously.
- January Board minutes were presented. Damian made a motion to approve the minutes and Susan seconded the motion. The minutes were approved unanimously.

## Property Management Report - Laurie Roberts

- The landscaper is recommending the use of post emergent in May or June. Laurie will obtain an estimate of the cost.
- The south pool is closed, the bathroom is being repaired and should reopen next week.
- Amerigas has offered a protective price agreement for natural gas which will protect the HOA from unexpected price increases for the year. Damian made a motion to approve the protective price agreement and Susan seconded the motion. The motion was approved unanimously.
- Laurie reported that she has an estimate from Royal Covers for alumi wood to replace the ramada cover at the clubhouse. It is similar to the material used at the south pool. It was put in six or seven years ago and it is holding up well with no maintenance. This matter was tabled to next month’s meeting.
- Laurie reported that she would obtain color samples for the clubhouse.
- Laurie also reported that she obtained estimates for the cost of a cage for the timer on McClintock and the backflow devise at the clubhouse is \$450.00 each. Heidi made a motion to approve the expenditure for both and Ray seconded the motion. The motion was approved unanimously.
- Laurie also reported that two new energy efficient pillar lights were installed at the clubhouse. She will obtain estimates for replacing the remaining pillar lights around the pool with energy efficient lights.
- Laurie also reported about a complaint from a homeowner on Kent about parking during school drop off hours. She referred him to the City of Chandler as the HOA does not have jurisdiction over the public streets.

## Treasurer’s Report – Damian Nichols

• Cash Balance	\$60,274.90
• Reserve Balance	\$42,578.70
• Pre-paid totals	\$45,273.73

- Total Assets \$104,273.05

Contracts Report – Susan Nicholls

Susan reported that there are no renewals due for several months.

Architectural Control Committee Report—Sarah Birkholz

Sarah reported that the committee approved window replacement for a house on Post Road.

New Business:

- Smart Meter for Sprinkler System: This was brought up by a homeowner at the annual meeting. The Board is researching the cost, time for recapturing of investment and monitoring fees.

There being nothing further to discuss and the meeting adjourned at 7:52pm.

President Heidi Birkholz Secretary Gary R. Little