

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

March 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, and Director-Contracts Susan Nicholls. Treasurer Ray Hudock was absent. Laurie Roberts, L&B Association, and Sarah Birkholz were also present.

Approval of meeting minutes:

- February Board minutes were presented. Corrections noted; Ray gave Treasures report. Corrected the spelling of Sara's name. Damian made a motion to approve the minutes with corrections. Heidi seconded the motion. The minutes were approved unanimously.

Property Management Report - Laurie Roberts

- The grass areas still look good. Laurie obtained quotes for the application of post/pre-emergent in the grass retention basins. The quotes were \$1,015 for the north park and \$650 for the south park if done separately. She reported a savings of \$100 if the parks were done at the same time.
 - Someone drove through the north park on March 5, 2014 and left several tire tracks. No sprinklers were damaged.
 - Laurie also reported on water line breaks that were repaired by the City and the landscaper.
 - The south pool bathroom repairs are complete and it is now open. A nearby owner reported teenagers climbing over r the fence near the pump house wall but did not call the Chandler Police.
 - The north pool pump finally died. The Board had voted to replace it earlier in the year and the approximate cost is \$1,000.
 - Laurie reported that she now has estimates to replace the ramada cover at the clubhouse and both bids allow the HOA to choose the color.
 - Accent Bid: \$10,139.00 which includes demolition, removal, rebuild using 3X6 rectangular steel beams and awning slats. They would attach wrought iron fence and gate to the new beams.
 - Royal Covers Bid: \$9,997.00 which includes demolition, removal, rebuild using Alumawood lattice on top of existing columns. They would attach wrought iron fence and gate to the new beams.
- Damian made a motion to approve going forward with the Royal Covers bid of \$9997. Susan N. seconded the motion. The motion was approved unanimously.
- Laurie reported that she has bids for the clubhouse for exterior paint, including iron fencing for \$3,125.00 and interior paint, includes two colors and wood beams for \$2,400.00. The Board reviewed sample colors.
 - Laurie also reported that the Corona Baptist Church has reserved the south park on April 5, 2014 from 11-2 pm.
 - Laurie also reported that the estimate for the pillar lights was still in progress.

- Laurie also advised the Board that she investigated the option of a smart meter. The cost of installation is \$5,300.00 which includes one year of daily weather updates which will cost approximately \$225.00 per year after the first year. She noted that the possible savings was 20%-30% of water costs which would result in a savings of \$4,200-6,000 per year. If the Board is interested in proceeding, the contractor will meet with the Board to discuss options and costs. The Board directed Laurie to research further.
- Laurie advised that Bright Beginning School has requested an advertising space on the HOA website. The Board directed that the website be used for homeowner business only, not advertising.

Treasurer's Report – Laurie Roberts presented the written report.

• Cash Balance	\$61,550.29
• Reserve Balance	\$45,417.24
• Pre-paid totals	\$39,878.68
• Total Assets	\$106,967.53

Contracts Report – Susan Nicholls

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

Architectural Control Committee Report—Sarah Birkholz

Sara reported that the committee approved one request.

New Business:

- Website editorial offer-discussed in management report.

There being nothing further to discuss and the meeting adjourned at 7:55pm.

Approved:
President

Heidi Birkholz
Date
4/17/14

Secretary

Bryan R. Suter
Date

04-17-2014