

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

August 21, 2014

The regular monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:01 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, Treasurer Ray Hudock, Secretary Gary Guisto and Director-Contracts Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes:

June Board minutes were presented. Ray made a motion to approve the minutes and Heidi seconded the motion. The minutes were approved by a 4-1 vote with Gary ~~dissenting~~ *ABSTAINING*.

Property Management Report - Laurie Roberts

Landscaping:

- The grass areas still look good. The browned out areas that were treated for weeds are greening up.
- Due to the storms, the water system is off. The Board was in favor of over seeding.
- The back flow cage on McClintock was installed.
- Storm damage was limited to broken branches.
- Back flow at the east Orchid walkway had to be replaced as it had split and was causing flooding.
- The large elm trees south of the tennis courts have declined slightly due to disease.
- There is a palm tree at the Ray Road will be replaced again at no charge. The landscaper wants to try one more as he has changed the soil and added different drips.
- Reservation of south soccer field was cancelled. Church elected to not do a soccer camp this year.
- Tennis courts are still in need of repairs. This item was tabled to the budget meeting to obtain homeowner input.

Pools:

- The ramada was repaired at a cost of \$932.00. It was damaged again after repairs were made.
- New chairs were installed at the pool areas. This was approved by the Board by email.
- An electrical problem with the north pool lights was repaired and a cracked lens cover for an exterior light was replaced.
- Repairs to the electrical conduit at the clubhouse have been scheduled with RayTec. These repairs were approved by the Board by email.
- The south pool permits were renewed at a cost of \$495.00. The north pool permits are due in December.
- A bid for security monitoring was obtained from Benson Systems for both pools. The system could be viewed live or taped but requires online access. The cost for internet/phone access is

approximately \$70/month/pool from CenturyLink. A monitor for each pool would need to be purchased as well.

- Additional pool fobs are needed. The Board approved purchasing additional FOBs.

Clubhouse:

- The Board discussed the steps in the clubhouse and the need to increase awareness.
- The clubhouse agreement was revised with input from the Association's attorney. Copies have been provided to Larry Blanchard for immediate use.

Miscellaneous:

- The annual insurance premium is due and the insurance company shopped the policy with other companies. All of which had a higher premium. Sue moved to approve the renewal with Cincinnati Insurance. The motion was seconded by Ray and approved unanimously. It was noted that a statement of value will have to be reviewed and signed.
- The homeowner at 4059 Orchid has an issue with the common wall between her property and the adjoining medical center. Homeowner will keep the Association informed as to repair progress.
- Homeowner on Post Road expressed an interest in forming a Block Watch as someone tried to start a fire in an addition under construction. The homeowner expressed possible discrimination and was advised that all meetings are open to homeowners and she was encouraged to attend and express her concerns.

Treasurer's Report – Treasurer Ray Hudock

• Cash Balance	\$62,217.10
• Reserve Balance	\$42,516.68
• Pre-paid totals	\$34,196.18
• Total Assets	\$104,733.78

Contracts Report – Susan Nicholls reported that the following contracts were up for renewal:

- L&B Contract—same cost except the transfer fee is increasing to \$120.00 which is a cost to the homeowner, not the Association.
- Landscape Contract—same cost.
- Pool Contract—same cost.

Damian moved to approve all three contracts, Gary seconded the motion. The motion was approved unanimously.

Architectural Control Committee Report—Ray Hudock

Ray reported that there was concern with a red roof and the Committee is waiting for the homeowner's reply.

New Business:

None.

There being nothing further to discuss and the meeting adjourned at 8:49 PM.

President Heidi Buback Secretary Ray R. Sutto
9/18/14 09-18-2014