

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

September 18, 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, Treasurer Ray Hudock, Secretary Gary Guisto and Director-Contracts Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes:

August Board minutes were presented. Heidi made a motion to approve the minutes and Susan seconded the motion. The minutes were approved by a 4-0 vote.

Property Management Report - Laurie Roberts

Landscaping/Grounds:

- The grass areas are a bit of a mess due to the weather but no damage. Water is still off.
- The back flow cage on McClintock Road was installed and locked.
- Water timer on Ray Road has been turned off by City staff causing loss of plants. A note has been left asking for contact and plants will be replaced.

Pools:

- The heater at the south pool was repaired.
- Several return covers will be replaced by Sundance.

Clubhouse:

- Electrical problems at the clubhouse have been repaired.
- The clubhouse step down into the fireplace area will be painted ASAP.
- The contractor who provided a bid for the camera system advised that an alarm system could be installed and maintained at a monthly cost of approximately \$200 for 36 months. This item was continued to the October budget meeting.

Miscellaneous:

- Tennis courts were under water by several feet and cracks appear to be much larger after the courts have dried. General Acrylics will provide a proposal and will be presented at the October budget meeting. Tennis courts will remain closed and notice will be posted on the website.
- Laurie checked into the lock program—the cost to acquire is \$1,400 which includes 100 FOBs and 3 hours of instruction time. Item was continued to the October budget meeting.

- Annual garage sale will be November 1, 2014. New signs are needed at a cost of \$20. Heidi moved to approve the purchase of new signs and Susan seconded the motion. The motion was approved unanimously.
- The annual meeting will be December 2, 2014. Nomination postcards will be mailed mid-October as the annual notices must be sent prior to November 1, 2014. 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	\$53,766.51
• Reserve Balance	\$43,936.14
• Pre-paid totals	\$28,824.18
• Total Assets	\$97,702.65

Contracts Report – Susan Nicholls reported that the contracts were done for now.

Architectural Control Committee Report—Ray Hudock

Ray reported that most of the roof tiles in the neighborhood are not made any more so they are looking at creating a list of acceptable replacements and where the tiles can be purchased.

New Business:

New rental fees were discussed.

There being nothing further to discuss and the meeting adjourned at 8:32 PM.

President Heidi Burkley Secretary Ray R. Hudock 10/16/2014
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