

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

November 20, 2014

The annual 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, AZ 85226. Meeting called to order by President Heidi Birkholz. Officers in attendance were Heidi Birkholz, Damian Nichols, Ray Hudock and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: October meeting minutes were tabled until the next scheduled meeting in February.

Property Management Report – Laurie Roberts

Landscaping:

- Winter grass looks good. Cost of seed had the largest increase in history this year so the cost was over budget. Seed cost \$8,149.00.
- Will have typical sprinkler repairs associated with the watering schedule to germinate seed.
- Under \$7,743.00 for water budget as of November.
- Received a bid to fill the large cracks from ACE Asphalt - \$1,210.00 which is only to seal the largest cracks, which are a safety concern. General Acrylics has been contacted to obtain their bid. Last resurfaced in 2003, cost was 10k.

Pools:

- Spa light at the north pool needed to be replaced.
- Spa light at the south pool repaired.
- Return covers in both pools replaced as required.
- Propane costs under budget by \$3,673.00, but with cooler weather I expect this to adjust.

Misc.:

- Garage sale was on November 2, 2014. Homeowners suggest purchasing a banner to advertise.
- Annual meeting December 2, 2014. 7:00 PM. Enough absentee ballots have been returned for a quorum of members. Plan for a very short meeting afterwards to appoint officers for 2015 only.

Treasurer’s Report – Treasurer Ray Hudock

- Cash Balance \$52,564.97
- Reserve Balance \$46,775.42
- Total Assets \$99,340.39
- Pre-Paid Totals \$23,353.35

Contract Report - Contract Manager Susan Nicholls

Touched base with the vendors, all contracts are in order.

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Architectural Control Committee Report – Ray Hudock –

Reported that a homeowner has requested to add a new similar trim color to the home color palette. Homeowner “Tonya Schmitt” will present rationale to the board during the open forum.

New Business – None

Homeowner Open Forum:

Homeowner Tonya Schmitt request to add a new color trim, which is similar to a trim in the current pallet. Tonya reports that this color is the original trim color that was on the home when it was built. The Board agreed to expand the pallet colors to include Tonya’s recommendation, as well as additional updated colors that will complement the current pallet. Laurie Roberts to contact Dunn Edwards to develop the new color scheme. New pallet will be presented at the next scheduled meeting in February. Tonya agrees to halt painting her home, until the new pallet is presented and approved.

There being nothing further to discuss, the meeting adjourned at 8:10 PM.

President: Heidi Bunkley Date: 2/19/15

Secretary: Gay R. Lantz Date: 02/19/2015