

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

## **2013 ANNUAL MEETING**

December 3, 2013

The annual meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:02 PM at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, AZ 85226. Meeting called to order by Heidi Birkholz. Officers in attendance were Heidi Birkholz, Bob Ruth, Damian Nichols and Susan Nicholls. Laurie Roberts was also present.

Approval of the 2012 annual meeting minutes- approved and signed

An introduction of the Board of Directors and Property Management, Laurie Roberts of L & B Association Consultants, LLC was made to the homeowners present.

Financial Report -given by Damian Nichols -Treasurer -

- Reported on current 2013 budget and future 2014 year budget.

Contract Review-given by Susan Nicholls - Contract Manager -

- Reported all existing contracts were reviewed and renewed with no increase for the 2014 year.

ACC Report-given by Bob Ruth – ACC Chairman –

- Reported that most request for property changes were reviewed and approved. Request consisted of approval for new gates, pavers, driveway extensions, house entrance rod iron gates, replacement mailboxes and artificial turf.

Accomplishments/Challenges Report – given by Heidi Birkholz

- Discussed new watering schedule that saved approximately 20% of watering costs which paid for winter over seeding.
- Painted all exterior and walkway walls.
- Converted east walkway on Orchid to zero-scape.
- Community shredding event held in October was successful.
- Pool area vandalism continues to be cost issue. Bathrooms and safety equipment are the majority of vandalism costs.
- Propane costs lower than budgeted this year due to credit.
- Plans to update the interior of the clubhouse.
- Plans to repair/replace north pool Ramada due to age and deterioration.

Homeowner Open Forum:

- Homeowner shared a concern for the cost of mailing letters for HOA rule infractions; suggest hand delivery or placing letters in homeowner mailboxes.
- Homeowner suggests installation of an SRP Smart Reader to cut down on overwatering on rainy days.
- Homeowner shared a concern for and against the use of Smart Meters installed on all community houses by the Electric Utility Company. Suggest the HOA and community rally to remove the meters for the welfare of the community, left a flyer and DVD for board members to review.

Elections of 2014 Board Members

- Nomination from the floor-Gary Guisto
- No write in nominations were received.
- Voting and results – Gary Guisto and Ray Hudock were elected and welcomed to the Board. Both three year terms.
- Gary Guisto will serve as Secretary
- Ray Hudock as Vice President and chair AC Committee

Bob Ruth was appointed backup clubhouse assistant to Larry Blanchard.

The meeting adjourned at 8:35 p.m.

Approved,

President: Heidi Birkholz Secretary: Ray R Guisto