

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

June 18, 2015

The annual meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:05 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: April meeting minutes were approved.

Property Management Report – Laurie Roberts

Landscaping/Grounds:

- Grass is looking good, but the landscaper reports that weeds are coming in strong and recommends they be treated. Cost for treatment is \$1,550.00 for both parks. Treatment was approved by all Board Members.
- Annual tree trimming has been completed.
- Repairs to the Drywells #3, #4 and #5 are completed as previously approved. Total cost was \$1,418.00.
- Water usage and cost have increased with the hot weather. However, with the past Spring rains, we are under last years figures.
- All Backflows were tested. Total cost was \$219.00.

Pools:

- The light fixture in the restroom located at the south pool was replaced.
- The fixture inside the north pool spa was pulled out, due to vandalism. The pool company repaired and replaced the light.
- Several pool chairs have appeared at the north pool, some good, and some in bad shape. The chairs in bad shape will be removed.

Misc.:

- Cash Review was completed by Howie Jacobson. No material discrepancies were noted.
- The graffiti on Alder and Juniper streets was removed by Salt River Project.
- A homeowner is requesting that banners be purchased and placed out early for the next garage sale. The cost per banner is approximately \$125.00. Sign purchase approved.
- Entrance Way signs are fading, they are nearly four years old and no longer under warranty. Vendor reports that the signs can be buffed out to restore the original surface. Bid cost not to exceed \$1,000.00 for this procedure. Cost covers two (2) signs. Procedure approved.
- A new lock was installed at the south pool. Cost was \$1,319.00, which is S.A.S cost.
- A discussion about replacing the locks at north pool and tennis court ensued. This issue will be discussed further at future meetings.

Treasurer's Report – Treasurer Ray Hudock

- Cash Balance \$83,898.07
- Reserve Balance \$62,659.81
- Total Assets \$146,557.88
- Pre-Paid Totals \$35,266.68

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Contract Report - Contract Manager Susan Nicholls

- Current contracts to expire soon. Vendors have been contacted to submit new contracts in July for August approval.

Architectural Control Committee Report – Ray Hudock

New Business: Members to review the future of the tennis court remodel or replacement. Discussion Continue discussion pertaining to replacement of FOB's

Homeowner Open Forum:

None in attendance

There being nothing further to discuss, the meeting adjourned at 8:45 PM.

President: Hiedi Burkner Date: 8/20/15

Secretary: Susan Nicholls Date: 8-20-15