

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

August 20, 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, Ray Hudock and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: August meeting minutes were approved.

Property Management Report – Laurie Roberts

Landscaping/Grounds:

- The grass is in good condition. However, noticeable bare spots appear where the ground has been treated with the approved weed spray, while other grassy areas are filling in.
- A large dead Ash tree was removed, the tree was located southwest of the tennis court.
- Recent summer storms have resulted in minor damage, such as broken tree limbs.
- Water usage and cost have increased with the hot weather, but with the past Spring rains, we are still under budget at \$8,700

Pools:

- The North pool heat exchanger was replaced. Replacement included a new gas flex line. Parts replaced were still under warranty, but not the labor. Cost was \$223.
- South pool blower is not working and is under evaluation for possible repairs.

Misc.:

- Quotes have been obtained for garage sale banners. Cost for the 8' banner is \$249 and the cost for a 6' banner is \$167. Board members present, unanimously approved the purchase of three (3) six foot banners.
- The fading entrance signs have been cleaned and buffed and look much better.
- A new software program is due to be installed by Benson and uploading of homeowner information will begin soon.
- New FOB's will be issued, two (2) per household. Additionally, a transfer fee of \$20 will be charged to new homeowners (approved by the board). Distribution of FOB's will be held at the Clubhouse on the following dates: October 17th between 10:00-12:00 and again on October 29th 6:00-8:00 PM.
- The Clubhouse AC went out again, due to a rodent chewing on the lines, which caused it to short. Phoenix Pest Control will bait the area with child/pet safe traps. Cost is \$20 for the initial bate and will rebate as needed.
- The next meeting will be October 15 and is the budget meeting. December 1st will be the annual meeting.
- Neighborhood Garage Sale date has been set for November 7th.

Treasurer's Report – Treasurer Ray Hudock

- Cash Balance \$78,781.40
- Reserve Balance \$67,881.43
- Total Assets \$146,662.83
- Pre-Paid \$32,285.18

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Contract Report - Contract Manager Susan Nicholls

- All contracts have been renewed with the current vendors for another year. Vendors have agreed to the same contract terms with no price increases.

Architectural Control Committee Report – Ray Hudock

- Submission of Mailbox replacements have been submitted. Architectural Committee would like to recommend standards and specifications be developed and approved for future request.
- Homeowner has built a large freestanding, elevated “playhouse” without prior Committee approval. The height of the playhouse exceeds standard rule of “no higher than 18” above the fence line”. City of Chandler has been notified.

New Business: Postcards will be mailed to all homeowners, with a reminder of the FOB distribution dates and the Neighborhood Garage Sale date.

Homeowner Open Forum:

None in attendance

There being nothing further to discuss, the meeting adjourned at 8:00 PM.

President: Wendi Burkley Date: 10-15-15

Secretary: Susan Nicholls Date: 10-15-15