

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

## **2014 ANNUAL MEETING**

December 2, 2014

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, Damian Nichols, Ray Hudock, Gary Guisto, and Susan Nicholls. Laurie Roberts was also present.

Approval of the 2013 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 Ray Hudock -Treasurer -

- Reported on current 2014 budget and future 2015 year budget.

Contract Review-given by Susan Nicholls - Contract Manager -

- Reported all existing contracts were reviewed and renewed with no increase for the 2015 year.

ACC Report-given by Ray Hudock – ACC Chairman –

- Request for changes consisted of approval for new gates, pavers, driveway extensions, and replacement mailboxes.

Accomplishments/Challenges Report – given by Heidi Birkholz

- Overwhelmingly homeowners expressed that green grass was desired throughout the year, In working with landscaper and practicing water conservation water cost have been reduced enough for the last two years to pay for annual winter seed costs even though seed costs have increased this year.
- Rebuilt North Pool Ramada. Cost \$9997
- Painted North Pool exterior and interior. \$5835
- Updated blinds in the clubhouse area. \$1025
- Replaced missing pool furniture. Board will evaluate replacement furniture each year so that pool furniture remains in good supply and in good condition. Vandalism continues to be a concern at the pool areas.
- Sever summer storms accelerated damage to tennis courts. Temporary repairs are being investigated so that long term solutions can be reviewed.

Plans for 2015:

- Investigate upgrading/replacing the automated lock systems. Current system is over 10 years old and better technology may be available.
- Begin working to update exterior paint colors.
- Previous project goals have been met over the last few years which include;
- Updated entrance signage
- Painting all common wall areas

- Painting the north pool area
- Rebuilding the north pool Ramada cover
- Converting walkway to granite to conserve water
- The overall goal of 2015/16 is to replenish the reserve account to a level that either replacing or rebuilding the tennis court can be accomplished. The 2014 severe summer storms accelerated damage to courts (under water by several feet). Early estimates are 80-110k to remove and replace with a similar court. This is being accomplished by increasing the reserve transfer amount each month.

Elections of 2015 Board Members

- Nomination from the floor-None
- No write in nominations were received.
- Voting and results – Damian Nichols was reelected for a three year term.

The meeting adjourned at 8:40 p.m.

Approved,

President:

Hedi Burkholz

Secretary:

Susan McNulty