

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

October 15, 2015

The Bi-Monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:01 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, Damian Nichols, and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: Meeting minutes were approved for the months of August and February 2015 and December 2014.

Property Management Report – Laurie Roberts

Landscaping/Grounds:

- Currently, the grass is dormant and water has been reduced in preparation of over seeding. The grass should be germinated prior to Thanksgiving.

Pools:

- The North pool heat exchanger was replaced. Replacement included a new gas flex line. Parts replaced were still under warranty, however, labor is not covered under the warranty. Cost was \$223.00
- South pool spa blower was replaced. Cost was \$363.00
- A new lock for the north pool was approved and will be installed on October 20th.
- All FOB information has been entered on the Flex data program and all homeowner information to be entered on the Trilogy Lock program. Total conversion estimated to take twenty or more hours. FOB exchange to take place on Saturday October 17th and Thursday, October 29th. An email reminder will be sent to all homeowners

Misc.:

- An informational Roof Rat email was sent to all homeowners.
- Garage Sale banners have arrived and will be posted prior to the sale on November 7th.
- Property taxes were paid to the tune of \$6.06.
- The South Pool permit has been paid and the North Pool permit is due in December.
- 2016 budgets to be reviewed and approved.
- Annual meeting notices will be mailed prior to October 31st and the Annual Meeting is Tuesday, December 1st. The term of Board President Heidi Birkholtz is expiring soon. No nominations for this position have been received to date.
- Coupon and newsletter distribution to be discussed.

Treasurer’s Report – Treasurer Ray Hudock

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|-------------------|--------------|
| • Cash Balance | \$71,344.34 |
| • Reserve Balance | \$73,104.60 |
| • Total Assets | \$144,448.94 |
| • Pre-Paid | \$25,089.18 |

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Contract Report - Contract Manager Susan Nicholls

- All contracts are in order. No issues noted.

Architectural Control Committee Report – Ray Hudock

- Window replacement request from homeowners have been submitted, grids or no grids that is the question. A Motion was made and approved by the Board, that all street facing windows are required to have grids.

New Business: Clubhouse Rental. Should the cost of rental be increased by \$10.00 to cover wear and tear and cleaning expenses? A motion was made and approved to send coupons for association dues with the voting ballots to save on postage.

After much discussion the 2016 Budget was approved.

There being nothing further to discuss, the meeting adjourned at 10:00 PM.

President: Hiedi Burbury Date: 2-18-16

Secretary: Susan Nicholls Date: 2-18-16