

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

February 18, 2016

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:00 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: October 2015 minutes approved. December meeting minutes were tabled.

Property Management Report – Laurie Roberts

Landscaping/Grounds:

- Grass looks good. Seed cost was \$8,421.00, a \$272 increase. Post emergent has been applied to the rock areas.
- Annual tree trimming to be scheduled and will include spraying of select olive trees. Total cost will be \$7,400.00.
- The west wall, located at the south park is on schedule to be repaired and painted. The contractor will also touch up the walkway wall near the south pool.
- Tennis court gate to be repaired, so it will close properly.
- Tennis court lights and clubhouse lights have been repaired and replaced. Cost was \$1,626.00.

Pools:

- The north pool/spa permit has been renewed. Cost was \$495.00
- South pool storage room door lock was vandalized with super glue. Cost of the repair was \$240.00
- South pool handrails were replaced, as they were in disrepair. Cost of the repair was \$830.00.
- The new lock/FOB program is going well. All homeowner data has been successfully entered. The agreed upon charge of \$20.00 for replacement or new FOB’s has been favorably accepted.

Misc.:

- Annual insurance has been renewed. The cost was \$5,763.00
- Clubhouse carpets have been cleaned. The cost was \$134.00.
- Tax information for the year 2015 has been sent to Howie Jacobson Tax Preparers.
- The 2015 Cash Review to be completed prior to June 30, 2016.

Treasurer’s Report – Treasurer Ray Hudock

- | | |
|-------------------|--------------|
| • Cash Balance | \$80,690.63 |
| • Reserve Balance | \$79,517.14 |
| • Total Assets | \$160,207.77 |
| • Pre-Paid | \$37,125.68 |

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

February 18, 2016

Contract Report - Contract Manager - Keith Brandt, not in attendance

- No new news to report.

Architectural Control Committee Report – Ray Hudock

- No new submittals.

New Business:

The south pool heater is inoperable and in need of replacement. Heidi moved to approve the replacement of the heater, with a new unit. Approval by all members present was confirmed. The cost of the new heater will be \$2,338.00.

The idea of instituting a new Clubhouse Rental process was discussed. Damian to look into available software programs for tracking this information and payment options. All members present, agreed to move forward with this idea.

There being nothing further to discuss, the meeting adjourned at 8:27 PM.

President: Heidi Buker Date: 4-21-16

Secretary: Damian Date: 4/21/16