

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

April 21, 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 Keith Brandt. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: December 1, 2015 & February 18, 2016 minutes approved.

Homeowner Forum:

Lot 1042 present. Received violation letter for trash can but was not hers. Letter was removed from file.

Lot 1146 present board with information from a garage door company. Asked board to consider sending out to homeowners to let them know of special pricing acquired. Board reviewed and agreed that it should not be the board's position to recommend companies. Suggest to homeowner to place information on Neigborhood.com website.

Property Management Report – Laurie Roberts

1. Landscaping/Grounds:

Winter grass holding but will begin to fade with oncoming heat. Annual tree trimming completed. \$7,000. Olive trees treated to prevent olives (only trees near sidewalks)

West wall at south park painting/repairs completed. Tennis court gate repairs completed. Adjusted and new Can't Slam installed. No Trespass signs replaced and posts painted.

Dog waste bags reordered. SRP has been called to repaint transformer poles-no progress. Cable box up righted. Summit Sign (Amber) has not been able to get appointment with material rep. to discuss fading. New territory manager has been assigned. Meeting with Summit Signs on 4/28/2016

2. Pools:

South Pool Spa heater replaced. AmeriGas was contacted and they do not normally check valves at fill ups. Expressed our concerns and they have alerted driver to check. Police called to North pool for kids trespassing at night. Management was not called at the time by homeowner or PD. Contacted beat Sargent who was asked to notify management for all calls made to pool area. Appeared to be no vandalism and kids asked to leave. Need to replace/add pool chairs at both pools. \$360 has been budgeted. Approved.

3. Misc.:

State and Federal taxes filed. State \$50, Federal \$22. Clubhouse rental payment options (PayPal). Damian will provide report at June meeting. Next meeting June 16, 2016.

Treasurer's Report – Treasurer Ray Hudock

- Cash Balance \$89,068.95
- Reserve Balance \$84,743.88
- Total Assets \$173,812.83
- Pre-Paid \$36,366.18

Contract Report - Contract Manager - Keith Brandt -No new news to report.

Architectural Control Committee Report – Ray Hudock

- Ray presented to board to review mailbox standards. Verbiage modified. Ray will send out new document for board to approve via email. Once approved, post on web site. Mailing will be in Annual meeting notice. Original document attached.
- Appeal from Lot 168 – Door color. ACC will look at it and render decision.

New Business: Covered under management report.

There being nothing further to discuss, the meeting adjourned at 8:25 PM.

President: Hiedi Burkholz
Date: 6/16/16.

Secretary: Susan Nicholls
Date: 6.16.16

Mailbox Design Standard - Recommendation

Greater Corona Home Owner's Association

Lots Numbered 1 thru 42 and 1001 thru 1147

Recommended Standard: Black standard USPS approved mailbox mounted on vertical, black, 1" x 1" black tube, installed per USPS regulations.

Lots Numbered 43 thru 268

Recommended Standard: Preferred, 9" high, Black standard USPS approved mailbox mounted on 16" x 16" x 47" (above sidewalk or adjacent pavement) high block pedestal with stucco faces and optional red (match roof tile) brick accent. Stucco to be painted to match base color of house. Mailboxes to be installed per USPS regulations. Will consider up to a maximum of 24" x 24" x 56" high (including mailbox) with Architectural Change Submittal - see www.coronahoa.org.

**Existing Mailbox Installations Greater
Corona Home Owner's Association**

Lots Numbered 1 thru 42

Original (by Builder): 9" high, Black standard USPS approved mailbox mounted on vertical, black, 1" x 1" black metal tube

Existing: Black standard USPS approved mailbox mounted on vertical, black, 1" x 1" black metal tube; No exceptions

Lots Numbered 1001 thru 1147

Original (by Builder): 9" high, Black standard USPS approved mailbox mounted on vertical, black, 1" x 1" black, metal tube

Existing: 9" high, Black standard USPS approved mailbox mounted on vertical, black, 1" x 1" black metal tube; No exceptions

Lots Numbered 43 thru 268

Original (by Builder): 9" high. Black standard USPS approved mailbox mounted on 16" x 16" x 47" high block pedestal with stucco faces. Stucco painted to match house base color.

Existing: 9" high, Black standard USPS approved mailbox mounted on 16" x 16" x 47" high block pedestal with stucco faces.

Exceptions as follows:

4084 Orchid: 24" x 28" x 62"

4063 Orchid: 20" x 20" x 55"

1422 Butte: 24" x 24" x 47"

1361 Lakeshore: 24" x 24" x 48"

1365 Lakeshore: 24" x 24" x 48"

Miscellaneous:

Mailbox Design Standard -Recommendation

Greater Corona Home Owner's Association

Mailboxes shall be black, USPS approved, either:



9"h x 7"w x 21"d Max



15"h x 11 1/2"w x 18"d Max

Lots Numbered 1 thru 42 and 1001 thru 1147

Recommended Standard: Black standard USPS approved mailbox mounted on vertical, black, 1" x 1" or 1-1/2" dia. black tube, installed per USPS regulations.

Lots Numbered 43 thru 268

Recommended Standard: Preferred, 9" high, Black standard USPS approved mailbox mounted upon a 16" x 16" x 47" high (not including box itself, above sidewalk or adjacent pavement) block pedestal with stucco faces and optional red brick accent. Stucco must be painted to match base color of house. Mailboxes to be installed per USPS regulations. Will consider up to a maximum of 24" x 24" x 56" high (including mailbox) with Architectural Change Submittal - see www.coronahoa.org.