

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

2015 ANNUAL MEETING

December 1, 2015

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, and Susan Nicholls. Laurie Roberts was also present.

Approval of the 2014 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 2015 budget and future 2016 year budget in detail.

Accomplishments/Challenges Report – given by Heidi Birkholz

- As in past years, 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 to pay for annual winter seed costs even though seed costs have increased again this year. Tree trimming averages \$7000 per year to maintain our mature trees. Drywell maintenance and repairs was \$4300.
- Approved and modified new exterior paint schemes for better consistency throughout the community. New color schemes are listed on the web site.
- Goal for 2015 to upgrade and updated entrance locks to both pools was met. New FOBs assigned to all owners which will allow better control over FOBs (who has them and who doesn't as well as usage logs).
- 2015 was largely devoted to maintaining our buildings and grounds without major expense.
- This year's goal was to increase monthly reserve transfers to ensure the reserve account continued to build for the much needed repairs/replacement of the tennis courts in 2016/2017. Early estimated replacement cost is as high as \$110k.
- The overall goal of 2016 is to replenish the reserve account to a level that either replacing or rebuilding the tennis court can be accomplished as soon as possible. Discussions will be held on what type of replacement court would be best for the community, i.e. sport court, single or double court, etc.
- No questions followed report.

Contract Review-given by Susan Nicholls - Contract Manager -

- Reported all existing contracts were reviewed and renewed with no increase for the 2016 year.

ACC Report-given by Ray Hudock – ACC Chairman –

- Request for changes consisted of approval for new windows, patio extensions, mailboxes and new roof tiles. Discussed procedures for approvals and asked for any volunteers to serve on the committee. No volunteers.

Homeowner Forum:

- Dennis W advised that he has consistently noticed the tennis court lights on at 5:30 am.
- Kelly S thanks the board for their hard work over the years and appreciated their diligence with the budget.

Elections of 2016 Board Members

- Nomination from the floor- Keith Branz^{dt}
- Write in nomination was Aram Sayadinejad
- Voting and results – Heidi Birkholz and Keith Branz^{dt} were elected for three year terms.

The meeting adjourned at 8:30 p.m.

Approved,

President:

Heidi Birkholz

Secretary:
DIRECTOR

Keith Branz