

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

June 15, 2017

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:08 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, Damian Nichols and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: April meeting minutes were approved.

Property Management Report – Laurie Roberts

Landscaping/Grounds:

- The Summer grass has arrived and will result in an increase in water cost.
- The Annual tree trimming has been completed.
- The common walls between Gail/Park are in need of repair. This includes stucco repair and painting. Total repair will be \$1,970.00. This amount also includes some minor touch ups on the east wall near the south park. Repairs were approved by the Officers in attendance.
- A small irrigation timer by the school was replaced. Replacement cost was \$400.00.

Pools:

- The electrical conduit around the south pool area was painted.
- Both the north and south pool restroom floors need refinishing. Bids for this project are being obtained.
- The north pool restroom was vandalized and the sink was ripped from the wall. Rycos Plumbing reinstalled the sink. The cost was \$105.00. The drywall area around the sink will need to be repaired and repainted. Bids for this repair are being obtained.

Misc.:

- The reserves of FOBs that were purchased with the new gate locking system, are nearly depleted. Of the original total distributed, 150 plus were never picked up by homeowners. These FOB's will be reassigned to new homeowners or to owners who need FOBs replaced. This in lieu of purchasing more FOBs now.
- Two garage door companies have been contacted to compile pricing for homeowners replacing their garage doors. Information will include options and discounted pricing.
- The 2016 tax cash review is complete and no material discrepancies were noted.
- The annual corporation report was filed.
- Reminder, the next meeting will be held on August 10, 2017.

Treasurer's Report – Treasurer Ray Hudock (absent)

- | | |
|-------------------|-----------|
| • Cash Balance | \$115,325 |
| • Reserve Balance | \$121,364 |
| • Total Assets | \$236,689 |
| • Pre-Paid | \$ 39,885 |

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

June 15, 2017

Contract Report - Contract Manager - Keith Brandt (absent)

- No new news to report

Architectural Control Committee Report – Ray Hudock (absent)

- Request for changes consisted of approval for installation of landscaping rock and mailbox upgrades.

New Business:

Per new codes, when pool handrails need replacement, they are to be replaced with no less than powder coated rails.

Discussion revisited pertaining to instituting a new Clubhouse Rental process. Damian to consider available Use of Facility 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 7:34 PM.

President: Heidi Berkowitz Date: 8-10-17

Secretary: Susan McNellis Date: 8-10-17