

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

February 16, 2017

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, Keith Brandt, Damian Nichols and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: December meeting minutes were approved.

Property Management Report – Laurie Roberts

Landscaping/Grounds:

- Winter Rye seed cost for 2016 was \$8,489.00, which was slightly higher than the 2015 cost. Post and pre-emergent were approved to be applied to all turf areas. Cost is \$1,600.00 and includes a one year warranty.
- Annual tree trimming to be scheduled sometime during March/April and will be serviced by Phoenix Tree Company.

Pools:

- The north pool spa heater was installed as approved and the pool permit was renewed.
- Several waterline tiles are cracked at the south pool and will need to be replaced. The pool service contractor has been notified.

Parks Use:

- The resident who was using the north park for a dog rescue/relocation event was notified of nonconforming use. The situation has been corrected and no further use of the park has been noted.

Tennis Courts:

- Four contractors have been contacted to estimate court remodel. General Acrylics was the only vendor to respond in writing. However, Sport Court of Arizona estimated the court remodel to exceed 120K. Both vendors indicated that it would be best use to keep one tennis court, add 4 pickle ball courts and a half basketball court. General Acrylics also submitted a bid to retrofit existing halogen lighting to low cost use LED lighting. Bid for this adds \$22,900.00 to their \$126,800.00 court remodel plus any permits and/or architect fees necessary.

Misc.:

- Coupon Opt Outs saved just over \$200 in coupon costs.
- 2016 tax preparation and cash review has been sent to Howie Jacobson Preparers.

Treasurer’s Report – Treasurer Ray Hudock-

- Cash Balance \$108,862.96
- Reserve Balance \$110,896.13
- Total Assets \$219,759.09
- Pre-Paid \$46,101.08

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Contract Review - Contract Manager - Keith Brandt

- No new news to report.

Architectural Control Committee Report – Ray Hudock

- Request for changes consisted of approval for new windows and replacement gates.

New Business:

- In regards to the Tennis Court remodel, all Board Members agreed it would be wise to distribute a survey to homeowners to determine which remodel option fits the needs of all in the community. Meanwhile any critical cracks in the tennis courts will be resealed to prevent any potential accidents.

There being nothing further to discuss, the meeting adjourned at 7:49 PM.

President: _____ Date: _____

Secretary: _____ Date: _____

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Closed Session
February 16, 2017

The regular monthly closed meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 8:01 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, Ray Hudock, Keith Brandt, Damian Nichols and Susan Nicholls. Laurie Roberts of L& B Association also present.

Violations:

Laurie reviewed delinquent fees and the status of enforcement.

There being nothing further to discuss, the Closed Session was adjourned at 8:10.

President _____ Date _____

Secretary _____ Date _____