

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

April 20, 2017

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:04 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 and Keith Brandt. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: February meeting minutes were approved.

Property Management Report – Laurie Roberts

## Landscaping/Grounds:

- The Winter Rye grass has begun to fade and water will be increased to transition to Summer grass.
- The City of Chandler has approved a water rate increase.
- Annual tree trimming is scheduled to begin in May.
- Dog waste refill bags have been ordered. The cost was \$391.00.
- Annual backflow testing has been completed. The cost was \$217.00.
- The common walls between Gail and Park Streets are in need of repairs and paint. Ray Road is in need of touch ups as well, and minor repair issues exist on the east side of South Park Street. Estimated repairs should not exceed a total of \$2,000.00. All officers in attendance agreed to proceed with needed repairs.

## Pools:

- The South pool electrical repairs were completed and painting of the metal conduit will be scheduled soon.
- The South pool jets were cleaned. During cleaning, it was found that only five of the six jets are working and the sixth will need to be replaced. The repair will be costly, as the clogged line is located behind the jet and the cool decking will need to be removed to allow access to the clog.
- It is agreed by all, that pool handrails are an unnecessary need and would be difficult to monitor and maintain

## Tennis Courts:

- Tennis court cracks have been refilled by ACE Asphalt. The cost was \$1,200.00.
- The tennis court/sport court replacement project, will be tabled until the reserves are built up to accommodate this expense. Estimated wait time to be two (2) years.

## Misc.:

- The Clubhouse carpets were recently cleaned and deodorized.
- The 2016 tax preparation was completed and filed. Cost was \$50.00 for State and \$0 for Federal.
- Tax information for the year 2015 has been sent to Howie Jacobson Tax Preparers.
- The 2016 Cash Review to be completed prior to June 30, 2017.

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- August meeting date changed from August 17<sup>th</sup> to August 10<sup>th</sup>. Same time.

## Treasurer's Report - Treasurer Ray Hudock

- Cash Balance \$80,690.63
- Reserve Balance \$79,517.14
- Total Assets \$233,093.00
- Pre-Paid \$45,227.00

## Contract Report - Contract Manager - Keith Brandt

- No new news to report

## Architectural Control Committee Report – Ray Hudock

- Request for changes consisted of approval for replacement gates, roofing and playsets.

## New Business:

The idea of initiating a new Clubhouse Rental process was revisited. Damian to look into 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 7:38 PM.

President: Heidi Buzan Date: 6-15-17

Secretary: Susan Nicholl Date: 6-15-17